



STONEHOUSE **TOWN COUNCIL**

MINUTES (subject to agreement at the next Panel Meeting) OF A DEVELOPMENT CONTROL PANEL MEETING HELD ON MONDAY 10th DECEMBER 2018 COMMENCING AT 6.15PM IN THE TOWN HALL, HIGH STREET, STONEHOUSE

Attendees are reminded that the Proceedings of this meeting may be filmed, photographed or recorded.

Present:

Councillors Gwen Atkinson, Tim Jackson (Convenor), Carol Kambites, David Thorpe, Theresa Watt

Committee Clerk: Rachel Russell

DC/294 TO RECEIVE APOLOGIES

No apologies were received.

DC/295 DECLARATIONS OF INTEREST

There were no declarations of interest.

DC/296 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON 5th NOVEMBER 2018

The minutes of 5th November 2018 were agreed as a true record. Proposed Cllr. Kambites, seconded Cllr. Jackson, all in favour.

DC/297 ADJOURNMENT FOR PUBLIC PARTICIPATION

There was no call for an adjournment.

DC/298 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS

18/2326/REM Parcel H11 & H12 Land West Of Stonehouse, Grove Lane, Westend, Approval of reserved matters following permission S.14/0810/OUT. Development of 165 dwellings and associated landscaping, access, parking and infrastructure.

Comment: Stonehouse Town Council is concerned about the diversion of a number of footpaths on to roads rather than paths. Any cycle routes from Parcel H11 and H12 and the whole of the West of Stonehouse development should link to Stonehouse and other destinations cyclists might want to travel to. Ideally, there should be a dedicated, safe and direct cycle route to Stonehouse from H11 and H12 and other parts of the development, in line with Local Plan policy EI13, Site Allocation policy SA2 and Stonehouse Neighbourhood Plan policies T6 and T8.

To encourage biodiversity and in line with Local Plan policy ES6 and Stonehouse Neighbourhood Plan policy ENV1, it is recommended that fences between gardens include small openings to create a wildlife corridor which allows small mammals such as hedgehogs to pass between back gardens easily.

18/2424/TPO Stonehouse Court Hotel, Bristol Road, Stonehouse, Gloucestershire. Tree Preservation Order: Copper Beech - Cut back by 5M

No objection provided that arboricultural officer agrees with proposed work and it is carried out by a tree surgeon.

18/2399/FUL **Renishaw PLC, Brunel Way, Stonehouse, Gloucestershire.**
The installation of 2515 solar photovoltaic panels on the north and south facing roof slopes.

Support this sustainable approach to energy provision.

18/2314/TCA **135 Court View, Stonehouse, Gloucestershire, GL10 3PJ.**
Trees in a Conservation Area:: T1 - Dying Maple - in rear garden: Fell to ground level and replace

No objection provided that the arboricultural officer approves and the replacement is with an appropriate species.

18/2452/HHOLD **6 Quietways, Stonehouse, Gloucestershire, GL10 2NW.**
Extensions and alterations to existing bungalow (loft conversion and extension) for additional living accommodation

No observations.

18/2432/FUL **Land at South View, Newtown, Stonehouse, Gloucestershire.**
Change of use of land to B8.

Objection: The site is not an appropriate area for B8 use being a rural hamlet within the Industrial Heritage Conservation Area. The proposed storage units are unattractive and would have a detrimental effect on the character of the area. The development is likely to lead to increased traffic on the road which provides access to a children's Day Nursery and is also part of the National Cycle Route 45. Drawing number 18.810.2 submitted with this application labels a rectangular site as "Adjoining property. Use B8 (Granted on appeal)" and the design and access statement refers to APP/C1625/W/17/3177408. Please note that this appeal regarding planning application 17/0337/FUL did not relate to the land labelled on the drawing but to a triangular shaped site nearby.

18/2369/FUL **Muller, Severnside Dairy, Oldends Lane, Stonehouse.**
New building to house the chill water and glycol refrigeration plant used across the site as a cooling media for the dairy based products

Comment: No objection provided that the District Council's Environmental Health Officer is satisfied that sufficient information has been provided regarding noise levels from this development.

17/2729/FUL **Former Standish Hospital and Former Westridge Hospital, Standish,**
Revised consultation 27 November 2018: Conversion and refurbishment of the former Standish Hospital complex.

Comment: The changes in the revised consultation to reduce the visual impact of the site and to protect trees are an improvement. However, the revised application does not address comments previously made by the Town Council on 6 February 2018 and 24 September 2018.

- **The viability study regarding the need for enabling development should be made public for the following reasons.**
 - **This is a large development which will have an impact on the facilities of nearby parishes. The lack of CIL and s.106 funding towards infrastructure developments should be justified.**
 - **The development is also outside the Settlement Development Limits and in the AONB; the information justifying the need for this large development should be made public.**
 - **The proposal could be considered overdevelopment of the site, especially given the narrow access road and the new development at the end of this road.**
 - **Detailed plans of the access road showing a dedicated pedestrian route should be submitted in line with GCC Highways comments. There should be a mandatory speed**

limit of 20mph along the access road rather than just an advisory one. There have been recent accidents and incidents of vehicles overturning in this location.

18/2513/FUL **Land Adjacent To 5, Midland Road, Stonehouse, Gloucestershire.**
New dwelling

No observations.

The following applications were received after the agenda was prepared:

18/2580/TCA **The Old Boat House, Bristol Road, Stonehouse, Gloucestershire.**
Trees in a Conservation Area: Pollard Willow trees between Upper Mills
bridge & Skew bridge.

No observations

18/2581/HHOLD **47 Upper Queens Road, Stonehouse, Gloucestershire, GL10 2QF**
Garage conversion

No observations

Councillors noted that a copy of a letter from Stagecoach West confirming their support of 16/0043/OUT, Stadium and Junction 13 and detailing their discussions with the applicant regarding bus services to the site had been received.
