



STONEHOUSE **TOWN COUNCIL**

MINUTES (subject to agreement at the next Panel Meeting) OF A DEVELOPMENT CONTROL PANEL MEETING HELD ON MONDAY 19th SEPTEMBER 2016 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 Carol Kambites (Convenor), Tim Jackson (Deputy Convenor), Gwen Atkinson
Committee Clerk: Rachel Russell

DC/163 TO RECEIVE APOLOGIES

Cllr. Smart was absent without apology

DC/164 DECLARATIONS OF INTEREST

There were no declarations of interest.

DC/165 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON 11th JULY 2016

The Minutes were approved as a true record.

DC/166 ADJOURNMENT FOR PUBLIC PARTICIPATION

There was no call for an adjournment.

DC/167 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS

16/1802/HHOLD 35 Regent Street, Stonehouse, Gloucestershire, GL10 2AA.
&16/1803/LBC Demolition of existing outbuildings. Erection of new single-storey outbuilding.

No observations

16/1889/CPL Unit 5, Oldends Industrial Estate, Stonedale Road, Stonehouse.
Insertion of 5 no. white UPVC windows at first floor level on the south elevation.

No observations

16/1921/FUL Land Adjoining The Orchard, Bristol Road, Stonehouse,.
Erection of new private dwelling (Resubmission of S.16/2313/FUL).

Objection: The proposal would lead to overdevelopment of the site. There would be loss of amenity to neighbours as the property would overlook several neighbours, contrary to policies HC1 and CP14 of the Local Plan. The parking is inadequate for a property of the size proposed and access to the site is not good. The Design and Access statement states that "we do not propose to allow any vehicular access", although the plans and application show that one parking space would be provided.

Notifications for the following applications were received after the agenda was prepared:

16/1979/MINAM 48, Regent Street
Change of materials of extension from render to facing brickwork to match existing from permission S.16/1338/HHOLD.

No observations

16/1892/TPO 11 Barlow Close, Stonehouse, Gloucestershire, GL10 3QP.
Poplar tree - reduce height by 4-5m and trim sides by 1.5-2m.

No observations.

16/2010/HHOLD 64 Court View, Stonehouse, Gloucestershire, GL10 3PL.
Remove timber shed to rear of garage and replace with brick shed, increase height of garage by 1200mm.

No objection provided no objection from neighbours

Notices regarding the following applications to be considered by Stroud District Council Committees were received after the preparation of the agenda:

16/01062/LAPRNWDeli, 3-5, Regent Street, Stonehouse GL10 2AA
Licence for supply be retail of alcohol (for consumption off the premises)
Every Day 08:00-21:00

A Panel of the Community Services and Licensing Committee will consider the above application at 10am, 26 September 2016, Council Chamber Ebley Mill. No Town Councillor was available to attend.

16/1023/FUL Bath Road Trading Estate, Bath Road, Stroud, Gloucestershire.
The demolition of existing buildings and the erection of a Class A1 foodstore (1,918 sq m gross floor area) with associated access, car parking and landscaping

Application referred to a Development Control Committee, 6pm, 20 September 2016, Council Chamber, Ebley Mill. No Town Councillor was available to attend.

DC/168 PLANNING APPLICATIONS CONSULTATIONS WITH RESPONSE GIVEN USING DELEGATED POWERS

16/1439/HHOLD 29 Avenue Terrace, Stonehouse, Gloucestershire, GL10 3RE.
Single storey extension at rear to provide kitchen and dining room extension.
No observations

16/1525/TPO 7 Barlow Close, Stonehouse
Yew, reduce by 3m.
No observations

16/1470/P18A Railway Station, Burdett Road, Stonehouse, Gloucestershire.
Extension of the platform and alterations to footbridge.
COMMENT Stonehouse Town Council support the extension of the platforms at Stonehouse Station. However, more effort should be made to improve access for those in wheelchairs. The stepped footpath to Queens Road should be rebuilt and maintained to a high standard and consideration given to making the steps shallower so they could become ramped access. Consideration should be given as to whether the alterations to the access to the bridge on Platform 1 are appropriate given that the footbridge is a historic structure which has recently been repaired.

16/1463/FUL Dairy Partners Ltd, Brunel Way, Stonehouse, Gloucestershire.
The extension of the existing site car park including the removal of an existing earth bund and provision of a new acoustic boundary fence.
COMMENT: Stonehouse Town Council do not object to this proposal provided that the recommendations regarding various ways of reducing the noise impact of the site given in the environmental noise assessment are followed.

16/1464/FUL Dairy Partners Ltd, Brunel Way, Stonehouse, Gloucestershire

The removal of an existing earth bund and provision of a new acoustic boundary fence

COMMENT: Stonehouse Town Council do not object to this proposal provided that the recommendations regarding various ways of reducing the noise impact of the site given in the environmental noise assessment are followed.

16/1473/HHOLD Grounds, Ebley Road, Stonehouse, Gloucestershire.

Proposed single story extension and cladding the existing building with timber cladding.

No observations

16/1703/FUL Swan House, Bonds Mill, Bristol Road, Stonehouse.

Replacement of existing single glazed timber framed windows with new double glazed PVCU windows

Objection: The application is for window replacement on a historic industrial building within the Stroud Industrial Heritage Conservation area. Although a Heritage Statement is provided to support the application it is very brief and does not seem to assess the potential impact of the proposal on the significance of the heritage asset as required by Policy ES10 of the Local Plan.

The proposal to replace all the timber windows with PVCU windows is contrary to guidance on replacement windows and doors within Stroud District Council's IHCA Management Proposals (ICHA PDG32, page 63). This guidance recommends repair, like for like replacement or high quality modern materials, in exceptional circumstances, and states that the use of UPVC will not usually be permitted.

Stonehouse Town Council understands it is important that Swan House is used and maintained but objects to this application as it does not take full account of the significance of the historic building and suggests that the District Council give the applicant advice on thermally efficient replacement windows whose design more closely matches the existing windows.

16/1705/FUL Bridge House and Omega House, Bonds Mill, Bristol Road, Stonehouse.

Replacement of existing timber and metal single glazed windows with upvc double glazed windows

Objection: The application is for window replacement on historic industrial buildings within the Stroud Industrial Heritage Conservation area. Although a Heritage Statement is provided to support the application it is very brief and does not seem to assess the potential impact of the proposal on the significance of the heritage asset as required by Policy ES10 of the Local Plan.

The proposal to replace all the timber windows with PVCU windows is contrary to guidance on replacement windows and doors within Stroud District Council's IHCA Management Proposals (ICHA PDG32, page 63). This guidance recommends repair, like for like replacement or high quality modern materials, in exceptional circumstances, and states that the use of UPVC will not usually be permitted.

Stonehouse Town Council understands it is important that Bridge House and Omega House are used and maintained but objects to this application as it does not take full account of the significance of the historic building and suggests that the District Council give the applicant advice on thermally efficient replacement windows whose design more closely matches the existing windows.

16/1758/FUL Stonehouse Youth Centre, Elm Road, Stonehouse, Gloucestershire.

Erection of two 3 bedroom houses, layout of parking & access, landscaping.

No objection subject to Highways approval of the access being of no danger to waiting parents and children and visibility being guaranteed to drivers exiting the parking areas.

16/01062/LAPRNW Deli, 3-5, Regent Street, Stonehouse GL10 2AA

Licence for supply be retail of alcohol (for consumption off the premises) Every Day 08:00-21:00

Objection: Stonehouse Town Council has received a number of comment from residents concerned that the alcohol licence may lead to increase in anti-social behaviour associated with the consumption of alcohol on the streets, particularly in the evening. Residents are also concerned that increased deliveries may cause disturbance in this largely residential street.

16/1829/HHOLD **11 Juniper Way, Stonehouse, Gloucestershire, GL10 2ED.**

Two storey side extension

No objection, provided no objection from neighbours.
