



STONEHOUSE
TOWN COUNCIL

MINUTES (subject to agreement at the next Panel Meeting) OF A DEVELOPMENT CONTROL PANEL MEETING HELD ON MONDAY 20th MARCH 2017 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, Pam Swain

Committee Clerk: Rachel Russell

DC/186 TO RECEIVE APOLOGIES

No apologies were received

DC/187 DECLARATIONS OF INTEREST

There were no declarations of interest.

DC/188 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON 6th FEBRUARY 2017

The Minutes were approved as a true record.

DC/189 ADJOURNMENT FOR PUBLIC PARTICIPATION

There was no call for an adjournment.

DC/190 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS

16/0043/OUT

Land At M5 Junction 13 West Of Stonehouse, Eastington.

Revised Consultation on a Planning or Associated Application: 5,000 capacity football stadium and other ancillary uses (Use Class D2); up to 41,300m² of B1 floor space; up to 22,800m² of B2 / B8 floor space; indoor football playing pitch (Use Class D2), other recreational uses (Use Class D2); leisure facilities (Use Class D2), Transport Hub (including ancillary parking for cars and coaches, and a drop off point for buses and taxis), with all matters reserved save for access.

Comment: Stonehouse Town Council is very concerned about the traffic impacts of this proposal, particularly on the A419. The A419 is already under pressure and is set to carry more traffic as the West of Stonehouse development is built. This proposal will bring more traffic on to an already overloaded road. The application should include further proposals to alleviate the impact of increased traffic on the area and to encourage the use of alternative transport methods. The application still does not seem to include a sustainable transport plan.

17/0192/HHOLD 15 Melbourne Close, Stonehouse, Gloucestershire, GL10 2PY.

Retrospective application for extension to rear of building.

The extension is of unusual construction. In order to comply with Local Plan policy HC8 on extensions which requires that extensions are “in keeping with the scale and character of the original dwelling...and the site’s wider setting and location” Stonehouse Town Council support the neighbour’s suggestion that the extension is modified (for example, painted) to help it blend in better with the surroundings.

17/0339/FUL **12 Park Road, Stonehouse, Gloucestershire, GL10 2DE.**
Proposed 2 bedroom ground and 2 bedroom first floor flat and alterations to existing adjoining 3 bedroom house.
Stonehouse Town Council suggest a site visit by the District Council is needed to check any possible issues with overlooking neighbours' property.

17/0176/FUL **3 Park Road, Stonehouse, Gloucestershire**
Erection of one new building, incorporating two flats - Resubmission of S.07/0335/FUL

Stonehouse Town Council suggest a site visit by the District Council is needed to assess:
a) **whether revised proposal would be far enough from the site boundary to avoid encroaching on neighbour's land**
b) **possible loss of light to neighbour's property**

17/0472/TPO **7 Barlow Close, Stonehouse, Gloucestershire, GL10 3QP.**
Tree Preservation Order: Holly - Reduce 3 metres from the top and 1.5 metres off the side.

No observations

17/0501/LBC **Ivy Grove, Wycliffe College, Bath Road, Stonehouse.**
Listed Building Consent: Proposed works are to remove non-original internal partitions to provide two large functional seminar spaces within the boarding house.

No observations

17/0519/HHOLD **2 Storrington Place, Storrington Road, Stonehouse,**
Two storey extension.

No observations provided there are no objections from neighbours.

17/0557/FUL **Bath Road Trading Estate, Bath Road, Stroud, Gloucestershire.**
The reconfiguration and refurbishment of existing industrial units (L4AL4D) to provide 2,193sqm modern Class B2 industrial floorspace, together with the demolition of vacant existing buildings and the erection of a Class A1 discount food store (1,918sqm gross), with associated access, car parking and landscaping.

If the revised figures on retail impact are correct, Stonehouse Town Council do not object. The proposed refurbishment of industrial units is an improvement to the proposals for this site.

The following application was received after the agenda was prepared:

17/0446/FUL **6 Quietways, Stonehouse, Gloucestershire, GL10 2NW.**
The erection of a detached dwelling with associated parking and access.

The Panel considered this application and agreed that a site visit was necessary so a comment could be given using delegated powers.

DC/191 TO CONSIDER RESPONSE TO STROUD DISTRICT COUNCIL CONSULTATION ON NAMING OF DEVELOPMENT AT WHARFEDALE WAY

It was agreed to support the proposal by Stonehouse History Group that this development is named Jenner Davies Close after Edward Jenner Davies of the Davies family of clothiers who owned much of Bridgend.

DC/192 TO CONSIDER PROPOSED BUS SHELTER DETAILS, NEW RESIDENTIAL DEVELOPMENT, LAND WEST OF STONEHOUSE

It was agreed to support a proposal from the developers of West of Stonehouse that the bus shelters on West of Stonehouse match those being installed on the High Street and are Queensbury Arun design in black.

DC/193 PLANNING APPLICATION CONSULTATIONS WITH RESPONSE GIVEN USING DELEGATED POWERS

17/0274/HHOLD 22 Ebley Road, Stonehouse, Gloucestershire, GL10 2LQ.
Retrospective permission for a garden store and raised deck.

No observations

17/0337/FUL Land Adjoining, Bristol Road, Stonehouse, Gloucestershire.
Change of use to low key open storage/employment base (use class B8) restricted to use in association with contractor for gardening/tree surgery/landscaping services and siting of associated steel storage container unit (green).

Comment: Care needs to be taken with regard to planning conditions for this application as it is next to a residential area. The B8 use must be restricted to gardening and associated use; the site should not be given a general B8 classification. The Highways proposal for access off the Old Bristol Road is supported for the benefits it offers pedestrians and cyclists. However, it is recommended that Stroud District Council Development Control Committee visit the site to consider whether the proposed conditions regarding use of the site and access will ensure there is no adverse impact on nearby residents.

17/00174/LAPRNW Bridge Service Station Shop, 2 Gloucester Road, Stonehouse, GL10 2PB
Premises Licence

No observations

17/0412/TCA Court Farm, Bristol Road, Stonehouse, Gloucestershire.
Trees in a Conservation Area: Purple plum (T1) - Fell. Holly (T2) - Fell.

No observations

Environmental Impact Assessment(EIA) Request for Screening Opinion: Redevelopment of Standish Hospital (inc Westridge Hospital Site)

Recommendation that EIA is carried out.
