



## **STONEHOUSE** **TOWN COUNCIL**

### **MINUTES (subject to agreement at the next Panel Meeting) OF A DEVELOPMENT CONTROL PANEL MEETING HELD ON THURSDAY 21<sup>st</sup> JUNE 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, Neil Gibbs, Tim Jackson, David Thorpe (part), Theresa Watt

#### **DC/259 TO RECEIVE APOLOGIES**

Cllr. Jackson opened the meeting. Apologies were accepted from Cllr Kambites.

#### **DC/260 TO APPOINT A PANEL CONVENOR**

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

#### **DC/261 TO APPOINT A PANEL DEPUTY CONVENOR**

Cllr. Atkinson was proposed as Deputy Convenor by Cllr. Watt, seconded by Cllr. Jackson. All in favour.

#### **DC/262 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **DC/263 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETINGS HELD ON 12<sup>th</sup> MARCH 2018 AND 30<sup>th</sup> APRIL 2018**

The minutes of 12<sup>th</sup> March were approved as a true record. Proposed by Cllr. Jackson, seconded by Cllr. Watt. All in favour.

The minutes of 30<sup>th</sup> April were approved as a true record. Proposed by Cllr. Watt, seconded by Cllr. Atkinson. All in favour.

Cllr. Thorpe entered meeting.

#### **DC/264 ADJOURNMENT FOR PUBLIC PARTICIPATION**

Cllr. Swain and Cllr. Callinan both spoke in support of planning application 18/01015/FUL.

#### **DC/265 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS**

**18/0105/FUL** Land Near Horsetrough Roundabout, Ebley Road, Stonehouse, Erection of Auction Showroom (Sui Generis) along with associated parking and landscaping.

**Comment:** Stonehouse Town Council encourage Stroud Auctions to move to Stonehouse but have concerns about the site chosen in this application and the quality of the application. The proposed site is outside the settlement development limit for the town, within the Industrial Heritage Conservation Area and, if developed, would lead to “linear sprawl” contrary to Guiding Principle 8 for the Stonehouse Cluster (Stroud District Local Plan, 2015, p.54). The Heritage Assessment in the Planning, Design and Access Statement is inadequate consisting only of a list of some of the heritage assets in the area rather than an assessment of the potential impact of the proposal on heritage assets. There is no detailed assessment of the impact of the development on biodiversity although the site is next to the River Frome Key Wildlife Site. Stonehouse Town Council suggests that the applicant consider other sites in Stonehouse or a Change of Use application for a site on one of Stonehouse’s industrial sites.

**18/0982/FUL** Land Adjacent To, Oldends Lane, Stonehouse, Gloucestershire.

Construction of a two storey B1, B2, B8 production unit, with ancillary car parking, loading yard & vehicular access

**Objection:** The proposal for access to the staff car park from Oldends Lane is inappropriate especially given the likely increase in traffic in the area due to the development of West of Stonehouse.

**18/1150/HHOLD** 35 Crescent Road, Bridgend, Stonehouse, Gloucestershire.

Garage conversion, new roof and porch extension

**No observations if no objection from neighbours.**

**16/0043/OUT** Land At M5 Junction 13 West Of Stonehouse, Eastington.

Amendment to Outline Planning Application 9 January 2018 Development now comprises a 5,000 capacity football stadium and other ancillary uses (Use Class D2); two full-sized grass pitches and a goal practice area (Use Class D2); car parking for cars and coaches and highways improvements to the A419 including a signalised site junction and combined cycle/footway. All matters are reserved save for access.

**GCC Highways response received 11<sup>th</sup> June 2018**

**Comment:** The impact of increased traffic on Stonehouse quantified in the GCC Highways response of 11<sup>th</sup> June 2018 is noted. The impact could be mitigated by sustainable transport measures including improved provision for cycling and support for the re-opening of Bristol Road Station.

**18/1235/FUL** Wycliffe College, Bath Road, Stonehouse, Gloucestershire.

Alterations to estate office including 2no. new windows to match existing and new entrance canopy with access ramp

**Support:** The proposed improvements to access to this building are supported.

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

**18/1091/FUL** 3 - 5 Regent Street, Stonehouse, Gloucestershire, GL10 2AA.

Conversion of ground floor shop into 2 flats.

**Support.** The applicant has tried to keep this property in business use with no success.

**18/1219/REM** Parcel H21 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse.

Reserved Matters Application: Details of the layout, scale, external appearance of the buildings, and the landscaping of the site.

The Committee Clerk advised that an extension of time had been sought so this application could be considered at the next Development Control Panel meeting.

## **DC/266 PLANNING CONSULTATIONS WITH A RESPONSE GIVEN USING DELEGATED POWERS**

**2018/0305/EIAS** Proposed Water Mains Whaddon to Westrip, and Westrip to Minchinhampton.

Environmental Impact Assessment Screen: EIA request for re-screen for the installation of two new water mains Whaddon to Westrip and Westrip to Minchinhampton.

**Comment:** Stonehouse Town Council have no observations to make on this request for a screening opinion other than to note that there are various footpaths, including the Cotswold Way, near to the proposed route of the water main as it passes through Stonehouse parish, so the plans for the work should take account of them.

**18/0947/HHOLD** 2 Barlow Close, Stonehouse, Gloucestershire, GL10 3QP.  
Proposed Rear Extension and Internal Alterations

No objection provided no objection from neighbour.

**18/0972/HHOLD** 91 Gloucester Road Stonehouse Gloucestershire GL10 2HH  
Modify and extend existing garage to rear of property

**Comment:** The proposal includes two new garage doors opening on to King Street suggesting modifications to the pavement and access arrangements to the garage from the highway may also be needed. It may be preferable to keep one off road parking space rather than increase the built form.

**18/1113/LBC** Wycliffe College, Bath Road, Stonehouse, Gloucestershire.  
Internal alterations at Ivy Grove house, to include removal of partitions and rearranging doorways

No observations.

**DC/267 TO NOTE RESPONSE TO OFFER OF MEETING FROM PUBLIC RELATIONS FOR BARRATT'S HOMES REGARDING WEST OF STONEHOUSE DEVELOPMENT**

The Committee Clerk reported that the offer of this meeting was declined after the Development Control Panel meeting of 12<sup>th</sup> March 2018 as the Panel agreed that the most significant outstanding issue they wanted to discuss related to links between the town and the West of Stonehouse development, particularly around Oldends Lane but the PR representative for Barratt's homes stated that Hitchins, rather than his clients, were in control of land around Oldends Lane.

**Recommendation to Regeneration and Environment Committee:** That the Committee arrange a meeting with Hitchins regarding improving links between Stonehouse and the new development.

**DC/268 TO AGREE DATE OF ADDITIONAL DEVELOPMENT CONTROL PANEL MEETING IN AUGUST 2018**

In line with the decision minuted at TC1971 (Town Council meeting, 22<sup>nd</sup> January 2018), the Development Control Panel agreed to schedule an additional meeting on 28<sup>th</sup> August 2018.

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