



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

### **MINUTES (subject to agreement at the next Panel Meeting) OF A DEVELOPMENT CONTROL PANEL MEETING HELD ON MONDAY 24th SEPTEMBER 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 (Convenor), Carol Kambites, Theresa Watt  
Committee Clerk: Rachel Russell

Also present: 14 members of the public, District Cllr. Chris Brine, District Cllr. Mattie Ross.

#### **DC/284 TO RECEIVE APOLOGIES**

Apologies were received from Cllr. Thorpe.

#### **DC/285 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **DC/286 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON 28<sup>th</sup> AUGUST 2018**

The minutes of 28<sup>th</sup> August were agreed as a true record.

#### **DC/287 ADJOURNMENT FOR PUBLIC PARTICIPATION**

14 residents attended who all objected to the revised planning application 18/0492/FUL for Site of the Former Ship Inn. A number of residents spoke and points made included the following:

- There are no other buildings in Stonehouse in the material proposed.
- The access is dangerous from busy roads.
- The new housing would overlook Whitfield Close causing loss of privacy.
- The windows in the proposed housing have a height advantage over the existing properties in Whitfield Close and, as the proposed properties are not angled but straight on, will look directly over gardens and properties there.
- The proposal would lead to a decrease in tranquillity in the Bridgend area.
- The proposed material, aluminium cladding, will not blend in and will stand out on this heritage site.
- Is the site safe for families?
- How is the proposal compatible with the development of the canal in this area?

Cllr. Watt stated that the Town Council acknowledged the strong public opinion against the proposal. She advised that the Canals Trust had not shown interest in developing the area and that the Town Council do not have the funds to purchase and develop the site. She advised that Stroud District Councillors would be making the decision on this application during a public meeting on 16<sup>th</sup> October 2018.

District Cllr. Brine advised that the land had been given to the District Council for redevelopment in relation to the canal. However, Stroud District Council's Housing Revenue Account now need to put back £500,000 in the General Fund in relation to the site. If this proposal does not go ahead, the site is likely to be sold to another developer.

#### **DC/288 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS**

**18/0492/FUL**      **Site Of The Former Ship Inn, Bristol Road, Stonehouse**  
**Revised application: Erection of 9 dwellings for affordable housing including resident parking and soft landscaping**

**Objection:** Stonehouse Town Council object to this revised application and note the strong public opinion objecting to this development. Stonehouse Town Council object on the following grounds:

- Stroud District Council has missed an opportunity to develop the site to provide a link between the canal and Stonehouse town centre. There was a chance to provide a footpath, moorings, slipway, refreshment kiosk and seating area on site.
- The scheme fails to deliver sufficient community and cultural facilities with only the provision of moorings reflecting the canal side setting.
- Planning has been refused three times and the site has a complex planning history which is not detailed in the current application.
- There are concerns about the safety of access to the site to and from the congested A419 which is set to get busier with the development of the West of Stonehouse.
- The site is not identified as suitable for housing in Stroud District's Local Plan or in the Stonehouse Neighbourhood Plan.
- The design and visual appearance of the proposed development is not in keeping with Boakes Drive or canal side development generally. The proposed use of aluminium cladding in this revised application also not in keeping with local building styles.
- The development will overlook some existing houses and cause loss of privacy.
- The gardens are very small and not in line with Stonehouse Neighbourhood Plan policy ENV8 which requires that private garden space should be at least 20m<sup>2</sup>, where feasible.

**17/2729/FUL**      **Former Standish Hospital and Former Westridge Hospital, Standish Revised Consultation 12 September 2018:** Conversion and refurbishment of the former Standish Hospital complex, including Standish House, and demolition and works to associated outbuildings to form 48 dwellings; demolition of Westridge Hospital and associated building. Development of 98 new build homes and associated works, landscaping, ancillary storage and plant and ecological bat housing; Conversion of, and extension to, Standish Lodge (Building L) for use as flexible use building.

**Comment:** The Town Council's comments of 6 February 2018 have not been addressed in this revised consultation.

- 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. The road is on a steep hill and there have been recent accidents and incidents of vehicles overturning in this location.

**18/1746/OUT**      **Land At, Oldends Lane, Stonehouse, Gloucestershire.**  
Outline Planning application (all matters reserved) for 3 No. 2.5 storey 3/4 bedroom terraced houses with garages and parking areas.

No observations.

**18/1827/HHOLD**    **87 Ryelands Road, Stonehouse, Gloucestershire, GL10 2PG.**  
Replacement dormer window and first floor side facing window.

No observations.

The following application was received after the agenda was prepared:

**18/1990/FUL**        **The Coach House, Maidenhill House, Horsemarling Lane, Standish.**  
Replacement dwelling of the Coach House and partial demolition of  
the existing building.

**Comment: Stonehouse Town Council note that this site is in the Area of Outstanding Natural Beauty and outside settlement development limits. Therefore consideration must be given as to whether the requirements of Local Plan policy CP15 are met and whether the proposed development is a replacement dwelling or not.**

---