

Stonehouse Town Council



MINUTES (subject to agreement at the next Committee Meeting)
OF A MEETING OF THE REGENERATION & ENVIRONMENT COMMITTEE HELD ON
MONDAY 25th NOVEMBER 2013 AT 7PM IN THE TOWN HALL, HIGH STREET,
STONEHOUSE.

Present:

Councillors Clare Sheridan (Convenor of Committee)
Chris Brine (Town Mayor/Chair of Town Council)
Simon Lewis (Vice Chair of Town Council)
Rob Waite (Deputy Convenor of Committee)
David Drew
Carol Kambites

Also Present:

Gill Jennings (Town Clerk)
Rick Jordan, Anna Creed (Elm Road Project Group)
SWJP Developments
County Councillor Lesley Williams

K2/65 TO RECEIVE APOLOGIES

None Received

K2/66 DECLARATIONS OF INTEREST

Councillor David Drew declared an interest in K2/68 as a member of District Council Planning Committee and took no part in the discussion. Councillor Rob Waite explained he had attended a meeting of the Elm Road Project Group as a member of the public.

K2/67 TO APPROVE THE MINUTES OF THE COMMITTEE MEETING HELD ON 21
OCTOBER 2013

The Minutes were approved as a true record.

K2/68 ELM ROAD SITE

The Developer has offered an area of ground floor community space to compensate for the loss of play space and has submitted a draft plan. In the meantime the Elm Road Project Group have expressed an aspiration to own the site for development in its entirety as a multi-functional community centre. The Town Council have delegated this Committee with the task of commenting on the draft plan.

Gulam Patel and Matthew Sainty had set out the offer of SWJP to provide meetings rooms, lobby and toilets within the proposed development. In addition the developer would make statutory payment of S106 monies, an additional payment of £20,000 for Oldends Lane OR outside playspace. The onsite community facility would be available to be leased or purchased at fair market value.

Anna Creed for Elm Road Project Group felt that the provision was not sufficient, particularly for Early Years purposes and the developer could seek partnership funding to make a multi-purpose community facility. She felt that the site occupied a good central position for this purpose. The Project Group would be seeking stakeholder funding and external funding to purchase and develop the site.

K2/68 Elm Road Site (continued)

The Clerk had made enquiries of County Council Library Services to see if they were interested in taking space within the proposed development. Their response was not to hand and Councillor Lesley Williams cautioned that the County Council did not have sufficient resources for additional buildings but funds might be released from the current site in the long term.

Proposed: Carol Kambites Seconded: Chris Brine

The Committee welcomes the offer made by the developer. To aid a decision by Council it recommends that a meeting takes place between the stakeholders to establish whether the offer provides sufficient space to meet community need. The Minutes of the stakeholder meeting are to be made available for Town Council on the 16th December.

K2/69 SPA INN

The Committee may wish to make additional comments to the Appeal.

The Committee were disappointed that the Appeal was by way of written representation on the basis of non-determination. The Town Council had met with Wadworths who had agreed to allow time for a tenant or purchaser to come forward. It became apparent that there was interest in the pub but only as a freehold at a more reasonable price. Wadworths indicated they would not negotiate on the purchase price. Having been under the impression that there was open dialogue with the community, the sudden sewerage problem and decision by the brewery to appeal seemed underhand. The Council felt that the site was wholly unsuitable for housing. The Spa Inn was part of the town's history and should be retained as a public house.

K2/70 ADJOURNMENT FOR PUBLIC PARTICIPATION

These discussions noted under K2/68

K2/71 NEIGHBOURHOOD PLAN

To receive a report from the Working Group

Councillor Carol Kambites and Councillor Rob Waite had attended training sessions and the Group would now seek assistance from GRCC to put together a funding bid and work through the plan criteria. The Group had identified areas to protect and areas suitable for development. Minutes of the meeting would be circulated for the next Town Council meeting.

K2/72 EMERGENCY PLAN

The Council's insurers have issued policy guidelines for snow clearance, salting and gritting which should be noted in the Emergency Plan. The Council is only permitted to work on it's own property in safe working conditions.

The Committee noted this advice. Councillor Waite proposed that the Council has an emergency kit available in the Town Hall. This proposal was accepted. A list of items and costs would be provided to the next Committee meeting.

The Working Group would study the emergency plans of District and County to see if there were gaps in services which could be filled.

K2/73 TO REVIEW THE DRAFT BUDGET FOR 2014/15

The Draft budget was reviewed and agreed as follows:

Neighbourhood Plan	£1500
Lorry Watch	500
Renewable Energy	<u>5000</u>
	7000

K2/73 Budget for 2014/15 (continued)

Any surplus from 2013-14 would be put towards the Neighbourhood Plan. The Committee would apply for match funding for the Neighbourhood Plan and look at generating income from an energy project which might also attract match funding. A fund for lorry watch was required to leaflet businesses, provide signage, safety measures and expert advice.

K2/74 PLANNING RESULTS

(For Members' information – the letter in brackets are an indication of the Town Council observation. N.O. = No Observations / OBJ = Object / SUPP = Support / DNO or Supp = Do Not Object or Support)

13/1851/FUL	20 High Street Internal and external alterations to existing ground floor, commercial use to convert one commercial unit into two units. PLANNING PERMISSION GRANTED	(Supp)
13/1858/FUL) 13/1859/LBC)	52 Regent Street Extension to existing home to provide 8 additional bedrooms and a dining area, and creation of new access and parking area. PLANNING PERMISSION REFUSED	(Comment)
13/1879/HHOLD	109 Ryelands Road Proposed single storey rear extension to form larger kitchen and living accommodation plus minor internal alterations. PLANNING PERMISSION GRANTED	(N.O.)
13/1953/FUL	The Old Brickworks, Ebley Road Replacement dwelling. PLANNING PERMISSION GRANTED	(Comment)

K2/75 PLANNING APPEALS

- (a) Abbeytrust Homes LLP
Land adjacent to South View, Old Bristol Road, Newtown (S.12/2248/FUL)
Erection of 6 dwellings with associated parking.
APPEAL DISMISSED
- (b) Wycliffe College Preparatory School, Ryeford Hall (S.12/1213/VAR)
Variation of Condition 1 – extension of temporary period.
The Appeal has been granted - Condition 1 to be substituted for the following condition:
“The temporary building denoted “Temp Year 8 Building” on drawing number 6827 04 033 Revision P1 and any associated structures shall be permanently removed from the site not later than 31st October 2014 or within 3 months of the occupation of the new school building permitted under S.12/1214/FUL, whichever is sooner.”

The Committee were disappointed with the decision of the Appeals Inspector.

K2/76 CORRESPONDENCE

1. A resident has written with his concerns about the roadworks and recent flooding at the Bridge Service Station.

The Committee noted the details but were aware that Glos County Highways were trying to address the problem of flooding and considered the roadworks were necessary although diversion of traffic had been problematic.

K2/76 Correspondence (continued)

2. UBB have issued a newsletter with claims about the benefits of the Javelin Park facility.

The Committee noted the details.

3. Morrisons Supermarket have indicated that they plan to develop a new store on Dudbridge Road and will assist Stroud Metal Company to relocate to Stonehouse.

The Committee noted the details.

4. Gloucestershire County Council-Communities & Infrastructure – Public Rights of Way – New Highways Contract from April 1 2014.

The Committee discussed this and were concerned that there was yet more reliance on volunteers to maintain the network of footpaths in particular.

5. Pegasus Group had held a consultation event and circulated consultation leaflets regarding development on land West of Stonehouse. The consultation ended on 7th December 2013.

The Committee agreed that the development was unwelcome whilst there were other more suitable sites identified within the draft local plan. There were a number of negative issues identified in the proposal which would impact on the new residents and upon Stonehouse as a community. Councillors would be asked to discuss in more detail on the 16th December.

K2/77 DATE OF NEXT MEETING

6th January 2014
