



Minutes (subject to agreement at the next Committee meeting) of a virtual meeting on Microsoft TEAMS of the Town Environment Committee held on Monday 18th January 2021 at 7pm.

Present: Councillors Debbie Curtis, Neil Gibbs (Chair/Town Mayor), Tim Jackson (Deputy Convenor), Carol Kambites (Convenor, Vice Chair/Vice Mayor), John Parker, Jennie Smith

In attendance: Rachel Russell, Deputy Clerk (Minutes)

A G E N D A

E/244 To receive apologies

Apologies were received from Cllr. Kevin Parsons. Cllr. John Parker was welcomed to the Committee by Cllr. Kambites

E/245 Declarations of Interest

Cllr. Curtis declared an interest in planning application 20/2622/FUL as a close neighbour and did not take part in the discussion on a response to the planning application.

E/246 To approve the minutes of the Town Environment Committee meeting held on 7th December 2020

The minutes of 7 December 2020 were agreed as a true record. Five in favour, one abstention.

E/247 To comment on planning applications as listed

20/2581/HHOLD 17 Crescent Close Bridgend Stonehouse Gloucestershire GL10 2AP
Proposed single storey rear extensions and conversion of existing garage into bedroom.

COMMENT: No objection provided no objection from neighbours.

20/2622/FUL 13 Queens Road Stonehouse Gloucestershire GL10 2QA

Proposed loft conversion to create new staff space and relocate office space.

SUPPORT: The proposed alterations are supported as improvements to an important local facility.

20/2607/HHOLD Nutshell Cottage, Church Lane, Stonehouse, Gloucestershire.

20/2608/LBC Proposed alterations and extensions to house and garage.

No observations.

20/2610/HHOLD 23 Avenue Terrace Stonehouse Gloucestershire GL10 3RE

Alterations to the roof of existing rear single storey extension

No observations

20/056/APPREF The Cart Shed Maidenhill House Horsemarling Lane Standish
S.20/1545/CPE: Conversion and use of first floor of the Cart Shed as an independent residential dwelling
The Committee had no further comment to add to the objection sent to application 20/1545/CPE.

20/2658/FUL Unit 1, Upper Mills Trading Estate, Bristol Road, Stonehouse.
Replacement of roof covering, reinstatement of roof lights, installation of roof light, internal stairs heat pumps and solar panels
SUPPORT: The proposed improvements to this building together with environmental enhancements are welcome.

20/2623/FUL The Cart Shed, Maidenhill House, Horsemarling Lane, Standish.
Change of Use of the Cart Shed to an independent residential dwelling (Retrospective)
OBJECTION: It was a condition of planning permission 07/1425/FUL for this property that it should not be converted to or used as a separate dwelling. The property is in a sensitive site outside the settlement boundary and within the Cotswold AONB and a case has not been made for a change of use. It is noted that the Planning Statement submitted with this application refers to the Stonehouse Neighbourhood Development Plan, for example at paras 3.4 and 3.21. It is not accepted that this development would be on the “edge” of Stonehouse; it is in a rural setting in the AONB. Neither is the proposed development in compliance with Neighbourhood Plan Policy H1; all Neighbourhood Plan policies conform to Local Plan policies so to comply with Policy H1 the development would need to be within settlement development limits.

20/2761/HHOLD 1 Palmers Court, Stonehouse, Gloucestershire, GL10 2JB.
Roof dormer to detached dwelling
No observations

20/2802/FUL 27 Gloucester Road, Stonehouse, Gloucestershire, GL10 2NZ.
Change of use of existing building to an 11 bedroom house in Multiple Occupation (HMO) and erection of a building containing two apartments
OBJECTION: Although the conversion of the property to residential use, including as a HMO is welcomed, the current proposal raises the following concerns which are grounds for objecting to the application:

- The addition of a new building makes the site overcrowded; an opportunity to create a pleasant amenity space for residents has been lost and the development is not in compliance with Local Plan Policy HC1.
- It would be preferable if each bedroom had an en-suite bathroom in order to provide good quality accommodation.
- The surface of access and parking areas should be in a permeable material.
- More detail is needed on the proposed planting and landscaping for the scheme.
- Measures should be taken to include environmental enhancements in the design. Given the progress of the Stroud District Local Plan Review, consideration should be given to ensuring that the design aims for zero carbon development, sustainable construction techniques and provision of renewable or low carbon energy sources in line with draft Local Plan Strategic Objective SO5: Climate Change and Environmental Limits and draft Core Policy CP8 New Housing Development.

E/248 To receive a report on: planning decisions received from Stroud District Council, 1st December 2020 to 12th January 2021; comments on a planning application given using delegated powers.

The report was noted. Comments on the following application were agreed using delegated powers.

20/1898/REM Parcel H16 & H19 Land West Of Stonehouse Grove Lane Westend
Reserved Matters for layout, scale, appearance and landscape for 178 dwellings and associated works at Parcels H16 and H19 of permission S.14/0810/OUT.

COMMENT: Stonehouse Town Council supports the comments submitted by Standish Parish Council on 16 December 2020. In particular, the following proposed planning conditions in the submission are supported:

Impact of the proposal on views from the AONB: Changes to the Green Infrastructure Plan to including a substantial tree screen buffer to mitigate impact on views inward from the AONB.

Footpaths and the PROW network: Improvements as proposed in Standish Parish Council's submission to all footpaths in the development site including Eastington Footpath 7 and Standish Footpath 6

The Natural Environment: Provisions in the Biodiversity Master Plan should seek to ensure that bird and bat boxes are monitored and maintained for 20 years and provide a sustainable and long term net gain for priority species, particularly where new strategic development may be allocated to the north of the site.

These proposed planning conditions are in line with national, local and neighbourhood planning policies as detailed in Standish Parish Council's submission

E/249 To receive update on Safer High Street temporary parking order and planters and consider quotation for fitting reservoirs to planters

Planters have been ordered from Share and Repair. Town Council's Maintenance Manager may be able to fit reservoirs. Cllr. Parker to contact Cllr. Swain on material for planters as reused pallet wood may not be suitable.

E/250 To receive an update on progress towards re-opening Stroudwater (Bristol Road, Stonehouse) Station.

The report was noted. Cllr. Kambites asked for ideas on promoting the proposal. Councillors suggested: article on history of site, promoting old photographs, interviews with commuters, support from housing developers, tie in with National Train Day in May, banner near station site.

E/251 To receive report on proposed walking maps from Wild Towns Map working party and consider any comments

Comments regarding proposed routes were noted.

E/252 To receive a report on the Committee budget

The report was noted. The Deputy Clerk advised that consideration would need to be given on how to spend the Market Towns Initiative Funding awarded by Stroud District Council as circumstances had changed since this was first awarded.

E/253 To approve payments in accordance with the budget to date as listed

Payments of £6,821.68 as listed were approved. All in favour.

E/254 To consider an urgent grant application from Home Start.

It was **agreed** to recommend to Town Council to award a grant of £2,500 to HomeStart to assist with their important work with families in Stonehouse.

E/255 To receive a report on the proposal for air pollution monitoring received from the Stonehouse Community Climate Action Forum

Deputy Clerk to research if there are other suitable suppliers for air pollution monitoring. Cllr. Kambites confirmed that Climate Action Forum did not envisage a need for additional analysis of the results by an external consultant.

E/256 To consider draft Committee budget for 2021-2022 and items for Action Plan 2021-2022

Cllr. Kambites advised that Business Committee will be recommending that the budget is adjusted, probably by using reserves, to ensure that the precept does not increase, despite the reduction in the number of rate payers.

The draft Environment Committee budget for 2021 to 2022 was **approved**. All in favour.

Policy Working Group to consider updating three year Action Plan in line with budget proposals.

E/257 To receive reports from working groups:

Events, High Street, Transport and Highways

Working Groups have not met.

E/258 To receive an update from In Bloom

Cllr Curtis gave a verbal report. In Bloom had been invited to take part in RHS Community Awards for 2021; this would have entailed work compiling digital entry material and carrying out administration with limited volunteer time. Therefore, In Bloom have declined the invitation but will put all efforts into Heart of England In Bloom 2021 and continued preparation for Britain in Bloom 2022 should Stonehouse be put forward for the national competition.

E/259 Date of next Environment Committee meeting: 22 February 2021