

**MINUTES OF THE PROCEEDINGS OF THE REGENERATION & ENVIRONMENT COMMITTEE
HELD ON MONDAY 21ST JUNE 2010 IN THE TOWN HALL, HIGH STREET, STONEHOUSE**

Present: Councillors Mrs S Latchford (Convenor of Committee)
Mrs M Ross (Chair of Town Council)
C Brine (Vice Chair of Town Council)
D Drew
R Govier
Mrs C Sheridan

In Attendance: R A Lacey – Town Clerk

G2/08 DECLARATIONS OF INTEREST

Members are reminded of their obligation, within the requirements of the Adopted Model Code of Conduct, to declare any personal or prejudicial interests, where applicable.

Councillor Brine declared a possible interest, through employment, of item G2/12(iii) – Dairy Crest provision of two new silos to store finished milk.

G2/09 TO APPROVE THE MINUTES OF THE COMMITTEE MEETING HELD ON 10TH MAY 2010

The Minutes of the Committee meeting held on 10th May 2010 is enclosed for approval.

Following consideration Members present approved the Minutes as recorded.

G2/10 PLANNING RESULTS (Received from Stroud District Council)

- | | | |
|--------------------------------------|--|---------------|
| 10/0210/FUL | Wycliffe College Junior School, Ryeford Hall, Ebley Road
Refurbishment and extension of an existing classroom block and creation of an external play area.
PLANNING PERMISSION GRANTED | (N.O.) |
| 10/0281/FUL | Wycliffe College Junior School, Ebley Road
Internal alterations and replacement of a single storey extension including provision of staff flat.
PLANNING PERMISSION GRANTED | (N.O.) |
| 10/0477/HOLD | 6 Arrowsmith Drive
Single and two storey extensions to dwelling.
PLANNING PERMISSION GRANTED | (SUPP) |
| 10/0503/FUL)
10/0503/LBC) | 52 Regent Street
Erection of first floor extension.
PLANNING PERMISSION GRANTED | (N.O.) |
| 10/0564/FUL | Wycliffe College – 34 Regent Street
Demolition of single storey temporary buildings and extension of existing boarding house. (Re-submission)
PLANNING PERMISSION GRANTED | |

Continued -

G2/10 Planning Results (continued)

The following planning application was granted planning permission by the Director of Environment, Gloucestershire County Council:

09/0067/STREG Maidenhill School

Proposed extension and refurbishment to existing sports building to new performance pavilion incorporating new 4 court sports hall and performance space.

(N.O.)

G2/11 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS

10/0880/FUL

Stanley Mills, Ryeford

(Committee)

Removal and demolition of buildings which comprise curtilage listed and non-listed buildings. Conversion of Grade I, Grade II and curtilage listed buildings to provide 76 residential dwellings (comprising a mixture of houses and apartments) and 285 sq. metres of flexible commercial/community floorspace within the ground floor of the Main Building and Boiler House. Erection of a new factory (B2) building of 2376 sq. metres and 70 new build residential dwellings on the main site (comprising a mix of apartments and houses) and 6 dwellings on the Mill Pond site. Provision of 204 car parking spaces, 160 cycle parking spaces, and other associated works.

Members present discussed the principles of the application and reported back on the briefing for the three parishes affected, i.e. Stonehouse, Kings Stanley and Leonard Stanley. It was acknowledged that this was a very large and complex application and certain elements of it would be dealt with by individual Parish Councils. The Town Clerk was instructed to write to the District Council in general terms outlining concern for such issues as conservation of buildings and loss of industrial heritage, flooding, drainage, traffic and parking issues, overbearing development, conservation issues, nature conservation, noise pollution, pedestrian safety and sustainability.

Such communication to advise Stroud District Council that further detailed submissions would be forthcoming when research is completed.

09/2292/FUL

Land adjacent to Ongers Farm, Up Lane, Brookthorpe

(Committee)

Proposed north and south bound Motorway Service Area.

Revised plans – alterations to masterplan layout and other associated plans. Revised Design and Access Statement and Environmental Statement.

Members present discussed the alterations to this submission and expressed the view that this did not alter the previous opinion of this Council dated 10th March 2010.

10/0849/REM

Hillgrove, Verney Road

Application for Reserved Matters for the erection of dwelling with attached garage.

(Committee)

COMMITTEE DECISION: No Observations

Continued -

G2/11 Planning Applications (continued)

10/0909/COU **Land at Church Lane (Bridgend)** **(Committee)**
Change of Use of agricultural land to residential.

COMMITTEE DECISION:

Members present objected to the piecemeal development of this site. When the original application was submitted for development of the site surely it would have been recognised that the land now declared as land-locked was likely to be so. In that regard Members present felt that the land should be retained within the agricultural use it currently enjoys.

10/1044/LBC **Wycliffe College, Bath Road** **(Committee)**
Listed Building Consent –
Internal reconfiguration of first floor office space.

COMMITTEE DECISION:

Members present felt that the professional judgement of the Listed Buildings Officer should be relied on to ensure that the appropriate conversion takes place if the application is successful.

10/1086/HHOLD **12 Meadway Road, Bridgend** **(Delegated)**
Single storey side and rear extension.

COMMITTEE DECISION: No Observations

10/1067/HHOLD **20 Severn Road** **(Committee)**
Proposed alteration of two storey rear extension to replace the approved flat roof with a pitch roof.

COMMITTEE DECISION:

Members present were pleased to see that their previous comments on the desirability of a pitched roof rather than a flat construction had been adopted and that was supporting the proposal.

The following planning applications were considered by the Committee at an additional meeting held in the Town Hall on Monday 7th June 2010:

10/0752/FUL **54 Woodcock Lane** **(Committee)**
Conversion of existing property into two flats. (Amended scheme following permission S.08/0675/FUL).

COMMITTEE DECISION:

Members present felt unable to comment as site plan seemed to be for another location.

10/0769/HHOLD **12A Gloucester Road** **(Committee)**
Detached garage to include accommodation above (revised plan).

G2/11 Planning Applications(continued)

10/0769

Continued -

COMMITTEE DECISION:

The Council has no problem with a garage application alone but is not content with accommodation above in this case. It is felt that if this is for accommodation then an appropriate application as a dwelling should be submitted.

10/0807/HHOLD 14 Bristol Road

(Committee)

Erection of two storey extension on site of existing single storey attached double garage and erection of new single garage.

COMMITTEE DECISION: No Observations

G2/12 PRE-PLANNING APPLICATION CONSULTATIONS

The Town Council is invited to offer any comments prior to the submission of planning applications for the following:

- i) **Stonehouse Town Youth F.C. – container unit for storage of football equipment (Oldend Lane site)**

Members present discussed the proposal for a permanent siting of a container on the Stonehouse Football stadium site and agreed that this should be referred to the Amenities Recreation & Tourism Committee for further discussion.

- ii) **Site at Bristol Road – housing development.**

After consultation the Town Clerk was instructed to write to the developer's agent in this respect expressing the opinion of the Town Council that any application, not including provision of a reinstated railway station with appropriate car parking, would be resisted.

- iii) **Dairy Crest - provision of two new silos to store finished milk.**

Members present, excluding Councillor Brine who had declared an interest in this matter, discussed the potential planning application for additional silos at Dairy Crest and Resolved not to object to any future application in this respect.

G2/13 UPDATE OF MATTERS ARISING FROM PREVIOUS MINUTES

- a) **Progress Check on Previously Agreed Committee Actions**

An updated progress check list is attached for Members' information.

Members present discussed the current progress check list and made the appropriate decisions as per the enclosed updated notes.

- b) **High Street Working Group (Stonehouse Transport Study)**

This item is included as an on-going matter.

Members present were advised that a meeting was being held on the same evening to discuss further developments and this would be the subject of a report from the Working Group.

G2/13 Update of Matters Arising (continued)

c) Canal Matters – “Ship Inn” Site, Bristol Road

Re: Minute No. F2/61(d) of 15.2.10; F1/62 of 4.1.10

Members may recall that it was agreed that the Town Council should register an interest with Stroud District Council in respect of the “Ship Inn” site. During a recent canal walk, led by Paul Coupe (Canal Project Manager), this matter was discussed and the Town Clerk will report to the Committee accordingly.

Members present discussed this important site and Resolved to request Councillor Brine (one of the Town’s District Councillors), to express an interest, on behalf of the Town Council, in this site.

G2/14 PROVISION OF CIGARETTE BINS

Stroud District Council’s Public Open Spaces Officer has approached the Town Clerk with regard to the provision of cigarette bins in Stonehouse. These bins have recently been installed in Stroud town centre and are proving to be very effective. Following an inspection of the High Street the District Council has indicated their willingness to fund 50% of the costs for four cigarette bins plus costs to install and empty the bins. Would the Committee like to consider this proposal?

Members present discussed the offer made by Stroud District Council and Resolved to Recommend that four bins be purchased under those terms.

G2/15 GARDEN WASTE SACKS

Members will have been made aware that the Finance & Strategy Committee requested that the Town Council’s two other Standing Committees should have an opportunity to consider whether the service of selling garden waste sacks on behalf of Stroud District Council should continue. Members may wish to comment accordingly.

Members present felt that in line with the Town Council’s environmental policy that the selling of green sacks, which go into normal landfill, be desisted on sale of the remaining stocks.

There being no further business the meeting closed at 8.30pm.
