



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

### **MINUTES (subject to agreement at the next Panel Meeting) OF A DEVELOPMENT CONTROL PANEL MEETING HELD ON MONDAY 25<sup>th</sup> SEPTEMBER 2017 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 Tim Jackson (Convenor), Pam Swain (Deputy Convenor), Gwen Atkinson, Carol Kambites,

Committee Clerk: Rachel Russell

#### **DC/212 TO RECEIVE APOLOGIES**

No apologies were received.

#### **DC/213 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **DC/214 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON 24<sup>th</sup> JULY 2017**

The minutes were approved as a true record.

#### **DC/215 ADJOURNMENT FOR PUBLIC PARTICIPATION**

There was no call for an adjournment.

#### **DC/216 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS**

**17/1768/FUL** 102 Midland Road, Stonehouse, Gloucestershire, GL10 2DT.  
Demolition of existing dwelling (no. 102 Midland Road) and erection of two attached dwellings, alteration to existing vehicular access and associated works.

**Comment:** Stonehouse Town Council is concerned about the current condition of 102 Midland Road and the impact on the attached neighbour and request that a site visit by a qualified structural engineer is made to assess the way forward.

**17/1461/HHOLD** 48 Regent Street, Stonehouse, Gloucestershire, GL10 2AD.  
Alterations to front garden and driveway to provide parking for two cars. Extend dropped kerb to highway.

No observations

**17/1808/HHOLD** 29 Wharfdale Way, Bridgend, Stonehouse, Gloucestershire.  
Two storey side and single storey rear extensions

No observations

**17/1833/LBC** 2 Ryeford House, Ryeford Road North, Ryeford, Stonehouse.  
Listed Building Consent: Installation of 3 conservation rooflights.

No observations

**17/1912/FUL** 14 Park Road, Stonehouse, Gloucestershire, GL10 2DE.  
Redevelopment of existing dwelling to provide 4 no. new dwellings

**Comment:** The proposal would be an overdevelopment of this site; a development of three dwellings would be more in keeping with the existing character of the area. The removal of trees should be avoided and the position of the bin area should be reconsidered in order to avoid a negative impact on neighbours.

**APP/C1625/W/  
17/3180182**      **6 Quietways, Stonehouse GL10 2NW**  
**Appeal re planning application 17/0446/FUL**  
Erection of detached dwelling with associated parking and access.

**No observations**

**17/1941/FUL**      **Plots E And F, Stonehouse Park, Sperry Way, Stonehouse.**  
An application for full planning permission for the construction of a 4,881 q. m. (gross external area) extension to existing premises for B1, B2, B8 use classes, together with associated parking, landscaping and ancillary development.

**Support: This is a positive development for Stonehouse providing excellent employment opportunities.**

**17/1928/HHOLD**      **College Grounds, Ebley Road, Stonehouse**  
Proposed single story extension for amended planning application S.16/1473/HHOLD

**No observations**

**17/1603/FUL**      **Stonehouse Sports and Social Club, Oldends Lane, Stonehouse**  
Demolition of clubhouse and erection of replacement Pavilion extension with car park extension, surfacing, landscaping and new access. Erection of 10 dwellings.

**It was agreed that as Stonehouse Town Council is the applicant, no comment should be made.**

**Revised planning consultations:**

**16/0043/OUT**      **Land At M5 Junction 13 West Of Stonehouse, Eastington.**  
5,000 capacity football stadium and other ancillary uses (Use Class D2)

**Comment: Unable to comment as the main changes to the proposal identified in a covering letter, Further Environmental Information 3 and an updated Transport Assessment, do not seem to be on the District Council's website record of this application.**

**17/0095/REM**      **Land West Of Stonehouse, Nastend Lane, Nastend, Stonehouse.**  
Revised consultation, Approval of Reserved Matters: Development of areas H1 H6 and H7 as identified in S.14/0810/OUT for 103 new dwellings comprising 73 open market units and 30 affordable units with associated infrastructure, open space and landscaping.

**No observations.**

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

**17/2091/HHOLD**      **51 Upper Queens Road, Stonehouse, Gloucestershire, GL10 2QF.**  
Rear extension.

**No observations**

**17/2027/HHOLD**      **20 Woodcock Lane, Stonehouse, Gloucestershire, GL10 2EE.**  
Conversion of existing attic room to bedroom and en-suite with associated redesign of roof areas and stair access.

**No observations**

**17/2093/DISCON**      **Land West Of Stonehouse, Nastend Lane, Nastend, Stonehouse.**  
Discharge condition 46 of the S.14/0810/OUT. Master Plan for area H21 Land West of Stonehouse

**No observations**

#### **DC/217 PLANNING APPLICATIONS WITH RESPONSE GIVEN USING DELEGATED POWERS**

**PP/C1625/W/17/3176044**      **Bath Road Trading Estate Bath Road Stroud Gloucestershire**  
Planning appeal

Stonehouse Town Council has nothing to add to its response to 16/1023/FUL, given on 8/6/2016.

**17/1573/FUL**                      **Doverow Barn, Browns Lane,**  
Farm office and workers rest room

This application is supported as providing improved facilities for a local employer and because the simple design is in keeping with the rural location. A planning condition to ensure that the building is retained for utility use only and not converted to a dwelling would be appropriate.

**17/1602/FUL**                      **Dairy Crest Ltd Severnside Dairy, Oldends Lane, Stonehouse,**  
Two storey extension to the existing blow moulding building with ancillary outbuildings including 3no silos, office portakabins and pump housing and sprinkler tanks.

**Comment:** The impact of this development on landscape character and its visibility from the surrounding area should be considered against Local Plan Delivery Policy ES7 on Landscape Character. Should the application be permitted, the District Council's environmental health officer recommendations relating to construction times, HGV use and noise mitigation measures, and recommendations in the arboricultural and habitat survey report should be enforced through planning conditions.

**17/1629/HHOLD**                      **Maidenhill House, Horsemarling Lane, Standish, Stonehouse.**  
New dormer windows on north and south elevation off the existing coach house  
**No objections.**

**17/1641/HHOLD**                      **10 Rosedale Avenue, Stonehouse, Gloucestershire, GL10 2QH.**  
Side/ front extension.  
**No objection provided no objections from neighbours.**

**17/1725/COU**                      **2 Gloucester Road, Stonehouse, Gloucestershire, GL10 2PB.**  
Change of use from a Fuel Filling Station (Sui Generis) to a mixed use Fuel Filling Station with modular self-service laundrette facilities.

**Objection:** The provision of 24 hour facilities in this location is causing noise and disturbance to nearby residents; the opening hours should be reduced to more reasonable times. The design is obtrusive, especially the large cost signs; it would be preferable to mitigate this to achieve a better street scene. Planning permission (16/0404/FUL) has been granted for a laundrette at Barnard Parade on the High Street.

**17/0095/REM**                      **Land West Of Stonehouse, Nastend Lane, Nastend, Stonehouse.**  
Approval of Reserved Matters: Development of areas H1 H6 and H7 as identified in S.14/0810/OUT for 103 new dwellings comprising 73 open market units and 30 affordable units with associated infrastructure, open space and landscaping. Revisions received 4 August 2017.

The revised plans submitted still do not seem to have addressed the concerns raised by Gloucestershire County Council's Development Co-ordinator in his e-mail of 2 February, including visitor parking, visibility splays, refuse vehicle tracking and tracking of motor cars. A tracking exercise for access for emergency service vehicles should be carried out, as suggested in our previous comment of 7th February. During the development of the emerging Stonehouse Neighbourhood Plan, a lack of parking space and difficulty of access for emergency vehicles were identified as problems on some newer housing estates. Stonehouse Town Council objects to the lack of a structural landscape buffer in the design.

## **DC/218      TO NOTE APPEAL OF DECISION ON PLANNING APPLICATION**

**17/0337/FUL** **Land Adjoining Bristol Road Stonehouse Gloucestershire**  
Change of use to low key open storage/employment base (use class B8) restricted to use in association with contractor for gardening/tree surgery/landscaping services and siting of associated steel storage container unit (green)

**This application was refused by the District Council and has gone to appeal.**

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