



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

### **MINUTES (subject to agreement at the next Panel Meeting) OF A DEVELOPMENT CONTROL PANEL MEETING HELD ON MONDAY 30<sup>th</sup> APRIL 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 Pam Swain (Deputy Convenor), Gwen Atkinson, Theresa Watt (Chairman/Mayor)

Committee Clerk: Rachel Russell

Also present: 19 members of the public, Town Councillors John Callinan and Neil Gibbs, County Councillor Lesley Williams. Two residents sent apologies.

#### **DC/243 TO RECEIVE APOLOGIES**

Apologies were accepted from Cllr. Jackson and Kambites. Apologies were received from Cllr. Thorpe.

#### **DC/244 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **DC/245 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON 12<sup>th</sup> MARCH 2018**

The approval of the minutes was adjourned to the next Development Control Panel meeting as only one councillor was present who had been at the meeting on 12<sup>th</sup> March.

#### **DC/246 ADJOURNMENT FOR PUBLIC PARTICIPATION**

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

- Ship Inn site should stay an open space:
- only place in Stonehouse suitable for moorings, where canal users might stop and come into town.
- Stonehouse has provided housing and industry for the District and has had its High Street dug up several times but received nothing.
- Ship Inn site is an opportunity for the District to provide pub, kiosk.
- timing of the application was illogical given the planned A419 road widening; application should be made after road altered and fresh traffic surveys conducted.
- the design was not in keeping with local buildings,
- development of 9 more houses would have impact on traffic
- there might be Japanese Knotwood on the site.
- the planning history of the site is relevant; a resident stated that it was compulsorily purchased by Gloucestershire County Council (GCC) in 2001 who put in an application for housing which was refused by Stroud District Council and unsuccessfully appealed by GCC. He reported that the reasons the appeal failed included that the site was not brownfield and the development would be detrimental to the main heritage corridor.
- there is no imperative to put affordable housing on the Ship Inn site as Stroud District's Local Plan has a 5 year plan for housing and there are many large housing developments within the Stonehouse cluster.

- the proposal is contrary to Local Plan policies HC1, CP14, ES11, ES13.
- what had happened to the promise that the site would be retained for community use?
- The proposal conflicts with a number of Stonehouse Neighbourhood Plan policies.
- There is a significant height difference between Ship Inn Site and land nearby, with a line of site into some bedrooms in Whitfield Close.

A resident expressed concern that those living on Wharfdale Way were not notified of the application.

Cllr. Callinan advised all residents present to make objections directly to Stroud District Council using their website as Stroud District Council would be making the decision about the application; Stonehouse Town Council were a consultee.

A resident suggested that the decision be called in to be made by councillors at a public meeting rather than be made by an officer.

A number of residents requested that District Councillors host a public meeting about the application before the decision is made to allow residents to raise their concerns. They asked for this request to be minuted and passed on to the District Councillors.

### **DC/247 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS**

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

**Objection: Stonehouse Town Council request that this application is called in to be considered by the District Council's Development Control Committee. Stonehouse Town Council's response as recorded in the minutes of the full Town Council meeting of 10<sup>th</sup> July 2017 ( Minute numberTC1901) still stands as a response to this planning application:**

#### **"TC1901 To discuss and formulate a response to Ship Inn Site development**

**The Council felt that Stroud District Council has missed an opportunity to develop the site to provide a link between the canal and town centre. There was a chance to provide a footpath, moorings, slipway, refreshment kiosk and seating area on site. There was mixed reaction to the colourful façade of the buildings but it was suggested this could have been exploited to entice people into the town for refreshment. The hint of an amenity area at Bridgend as a swap was not sufficient. It should have been integrated into the proposal with funding set aside for the purpose of its development. The development of this area should be fully explained within the proposal and incorporate facilities for canal users and the public. The scheme failed to deliver sufficient community and cultural facilities (i.e. mooring bollards a token gesture). The Town Council did not approve of the scheme. The Council would seek involvement in the development of the amenity site."**

**In addition, Stonehouse Town Council did not approve of the scheme presented in this planning application for the following reasons:**

- **Planning has been refused three times and the site has a complex planning history which is not referred to 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 Conservation statement submitted with the application has been identified as having a number of serious weaknesses by the District's own Conservation Officer. This is a matter of great concern given the site's location within the Stroud Industrial Heritage Conservation Area; the application fails to meet the requirements of Local Plan policy ES10, Valuing our historic environment and assets.**
- **The design and visual appearance of the proposed development is not in keeping with Boakes Drive or canal side development generally.**
- **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.

**18/0434/FUL** Land At 21, Perth, Stonehouse, Gloucestershire.  
Erection of detached house

No observations.

**18/0784/VAR** 12 Park Road, Stonehouse, Gloucestershire, GL10 2DE.  
Variation of Condition 2 from S.17/0339/FUL - to alter the design to match the adjacent buildings and to improve the internal layout

No observations unless neighbours have concerns regarding overlooking or loss of light.

**18/0816/COU** Units 1 To 3A (Ground Floor), Stonehouse Commercial Centre, Bristol Road, Stonehouse

Change of use to leisure D2 Gymnasium

Support: The application is for an amenity which will contribute to healthy living which is much needed since the sports centre at Maidenhill School closed. It will provide employment and the change of use to leisure is appropriate as the property was hard to let as an industrial unit. The Environmental Health Officer's requirements regarding noise issues must be met through planning conditions.

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

**18/0807/FUL** Bonds Mill, Bristol Road, Stonehouse, Gloucestershire.  
Works to create a naturalised offtake structure including the temporary siting of site compound & material storage: crossing points over public footpath including fencing & signage

Support. The site is within the River Frome Key Wildlife Site and includes priority habitats therefore Gloucestershire Wildlife Trust should be consulted on the application.

**DC/248** TO AGREE DATE OF ADDITIONAL DEVELOPMENT CONTROL PANEL MEETING IN AUGUST 2018

No date was agreed.

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