



STONEHOUSE **TOWN COUNCIL**

MINUTES (subject to agreement at the next Panel Meeting) OF A DEVELOPMENT CONTROL PANEL MEETING HELD ON MONDAY 6th FEBRUARY 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 Carol Kambites (Convenor), Tim Jackson (Deputy Convenor), Gwen Atkinson, Pam Swain

Committee Clerk: Rachel Russell

DC/179 TO RECEIVE APOLOGIES

No apologies were received

DC/180 DECLARATIONS OF INTEREST

There were no declarations of interest.

DC/181 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON 12th DECEMBER 2016

The Minutes were approved as a true record.

DC/182 ADJOURNMENT FOR PUBLIC PARTICIPATION

There was no call for an adjournment.

DC/183 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS

16/2887/COU **17 High Street, Stonehouse, Gloucestershire, GL10 2NG.**
Change of use of ground floor accommodation from sui generis to beauty salon and nail bar

Comment: No objection to this proposal provided that the Environmental Health Officer's advice regarding a planning condition related to treating fumes and odours is followed. There is an opportunity to improve the condition of the shopfront which would be in line with the emerging Stonehouse Neighbourhood Development Plan, Policy AF3 Design and Quality in the Town Centre which is supportive of development proposals within the primary shopping frontage which maintain and enhance the appearance of the "gateways" to the town centre, for example, by refreshing the unit façade.

16/2890/TCA **Double Lock Cottage, Ryeford Road North, Ryeford, Stonehouse.**
Trees in a Conservation Area: Work to 7 trees

Application approved by Stroud District Council

16/2866/HHOLD **Maidenhill House, Horsemarling Lane, Standish, Stonehouse.**
Extension to link dwelling to existing outbuilding and alterations to incorporate incidental accommodation as part of single dwelling house together with separate single storey addition.

No observations.

16/2896/HHOLD **27 Ryelands Road, Stonehouse, Gloucestershire, GL10 2PG.**
Single storey rear extension, dormer windows to front and rear roof slopes.

No observations.

16/2850/LBC **The Old Thatched Cottage, 1 High Street, Stonehouse.**
Replacement of existing windows with existing style. Single glazed thickness 4mm glass

No observations.

16/2900/OUT **9 Wharfdale Way, Bridgend, Stonehouse, Gloucestershire.**
Erection of dwelling and formation of access

No observations.

15/2590/OUT **Brunsdons Yard, Ryeford Road South, Ryeford, Stonehouse.**
Revised consultation: Demolition of existing buildings and erection of retail units with car parking, servicing area, access and landscaping.

Comment: Key considerations when letting the retail units proposed for this site should be:

- 1. Meeting local needs with the retail offered.**
- 2. Minimising the retail impact on Stonehouse town centre.**

During consultation for the emerging Stonehouse Neighbourhood Plan, a need for clothing and/or shoe shops was identified.

It is important to maintain good cycle and pedestrian links to the surrounding area, including a pedestrian and cycle access to the site from Ryeford Road South.

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.

Comment: Consideration should be given to all the issues 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. In addition, tracking exercises for access for emergency service vehicles should be carried out. 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 support the objections raised by others regarding lack of a structural landscape buffer and use of standard rather than locally appropriate house designs.

17/0135/FUL **Stonehouse Football Ground, Oldends Lane, Stonehouse,**
To erect and install 8 x 15 metre steel floodlight columns on concrete bases.

Support

The following application was received after the agenda was prepared:

17/0187/TCA **Gloucestershire County Council, Bristol Road, Stonehouse,**
Trees in a Conservation Area: T1-T23 Fell to ground level.

Support: Suggest that any re-planting is done with native species.

DC/184 TO CONSIDER A PRE-APPLICATION ENQUIRY-PARK ROAD

12, Park Road: Proposal for a ground and first floor flat extension

The owner had provided draft plans for the above proposal. It was agreed to visit the site before providing any comments.

Access to development at Standish Hospital site

At a recent Standish Hospital Partnership meeting attended by Town Councillor Deborah Curtis, the transport planners had requested initial comments on a proposal for a quiet, shared use lane up to the site.

Councillors supported the quiet lane concept for this access but had some concerns about the safety of cyclists and pedestrians on a shared use lane, especially at junctions and accesses. It was noted that the lane is steep and there have been a number of accidents there. Councillors would need to visit in order to provide more detailed comments.

DC/185 PLANNING APPLICATION CONSULTATIONS WITH RESPONSE GIVEN USING DELEGATED POWERS

16/2781/LBC Regent Street, Stonehouse, Gloucestershire, GL10 2AA.

Demolition of boundary wall and erection of fencing.

Comment: Given this is a listed building, it may be more appropriate to rebuild the wall rather than replace with fencing.

16/2088/FUL High Street, Stonehouse, Gloucestershire, GL10 2NA.

Proposed conversion, extension and alterations of workshop to residential accommodation to be used as part of the existing dwelling house and roof alterations to existing kitchen.

Support: Subject to the requirements suggested by the bat and bird survey, and the conditions suggested regarding construction times etc.. Care needs to be taken regarding approval of materials, for example the type of corrugated sheeting used for roofing, on this listed building.

Layby, Brunel Way, Stonehouse GL10 3SW

Street Trading Consent: Sale of Hot and cold food and drink

Comment: Stonehouse Town Council suggest that, given the location on an industrial estate with some housing nearby, the opening hours of the kiosk are changed to 7am-6pm. Stonehouse Town Council do not object unless the layby is already used by a vendor. It is preferable to keep the layby free as possible for parking and for there to be no unnecessary distractions to traffic.

16/2389/VAR Site Of Former Lyndian, Oldends Lane, Stonehouse,

Variation of Condition 2 - Roof Tiles, Application Reference Number: 15/1126/FUL

No observations.

16/2812/FUL Land To The Rear Of 40 Gloucester Road, Stonehouse

Erection of dwelling, formation of vehicular access & landscaping. Re-submission following refusal under reference S.16/1032/FUL

Objection: Stonehouse Town Council notes that although this application is described as a re-submission following refusal under reference s.16/1032/FUL (following advice to apply for permission for one house on the site), the current application is for one house on half the site (land to rear of 40 Gloucester Road, whereas 16/1032/FUL was for land to rear of 38 and 40 Gloucester Road). The site shown in the current application is too small for a 3 bedroom house with insufficient amenity space and parking for the property. Stonehouse Town Council object to the proposed development which would be an overdevelopment of the site and fails to meet the requirements of Local Plan Delivery Policy HC1, particularly paragraphs 1, 7 and 9. The design of the house is not in keeping with the housing in the surrounding area which are mainly larger, detached properties.

16/1463/FUL Dairy Partners Ltd, Brunel Way, Stonehouse, Gloucestershire.

Re-submission: The extension of the existing site car park including the removal of an existing earth bund and provision of a new acoustic boundary fence.

Objection: Stonehouse Town Council objects to this proposal on the grounds that it is likely to have a significant adverse impact on residents because of increased noise. The original noise impact assessment identifies the air conditioning units as the main source of noise. The second noise impact assessment looks at the car park but does not consider all the noise impact of removing the bund (see the District Council's Environmental Health Officer comments on this assessment (EHO response 10/1/2017)). The District Council should take into account the advice of their Environmental Health officer that proposals should mitigate noise levels to prevent a significant adverse impact on residents and that the mitigation measures outlined in this proposal will not achieve this.
