

Stonehouse Town Council



MINUTES (subject to approval at the next Committee meeting)
OF A MEETING OF THE REGENERATION & ENVIRONMENT COMMITTEE HELD ON
MONDAY 16th SEPTEMBER 2013 AT 7PM IN THE TOWN HALL, HIGH STREET,
STONEHOUSE.

Present:

Councillors

Chris Brine (Chair of Town Council) (Chairing)
Simon Lewis (Vice Chair of Town Council)
David Drew
Carol Kambites
Robin Waite (Deputy Convenor of Committee)

Also Present:

Gill Jennings (Town Clerk)
County Councillor Lesley Williams, District Councillor Mattie Ross
District Councillor Stephen Lydon, Cllr John Graham (Kings Stanley)
Cllr. Graham Davies (Leonard Stanley)
10 members of the public Cllr Paul Stephens (Stonehouse)

K2/36 TO RECEIVE APOLOGIES

Councillor Sheridan's apologies were accepted. Councillor Brine took the Chair.

K2/37 DECLARATIONS OF INTEREST

Councillor Drew declared an interest in K2/40 and K2/40 but requested to stay in the meeting to gather the views of residents.

K2/38 TO APPROVE THE MINUTES OF THE COMMITTEE MEETING HELD ON 5TH AUGUST 2013

The Minutes were approved with amendments requested as follows:

- * Page 2, line 2. £14m available for community led housing schemes in England from the Homes & Communities Agency for CLTs, Self-build groups and other community organisations which meet the HCA criteria.
- * Page 2, Para. 2 Line 1. Ian Crawley mentioned that the 78 home Cashes Green CLT development at Applewood (the former CG Hospital site) was scheduled for completion in August 2014 with the first homes available for occupation in October this year. Locally both Eastington Parish and Nailsworth Town Council had resolved to set up local CLTs to provide affordable housing. Whilst many CLT housing schemes had taken a long time to deliver, Tibberton in Worcestershire was on target to have 10 affordable homes completed by March 31st 2015 when the first public meeting had been on 1st September 2012.

K2/39 ADJOURNMENT FOR PUBLIC PARTICIPATION (15 minutes)

Members of the public were present to lobby the council to save the Spa Inn from closure represented by John Lavin.

K2/40 PLANNING APPLICATION s13/1498/FUL

Demolition of existing buildings on site and erection of a new retail foodstore along with associated access arrangements, car parking, servicing, landscaping and a petrol filling station.

Representatives from Kings Stanley & Leonard Stanley Parish Councils have been invited to attend to explain their views and to discuss options with the Town Council.

This Committee is required to recommend a decision on the application.

The Committee heard from representatives of the Stanleys. There was an unresolved question about flooding, the development appeared to be against the new Local Plan, on a busy stretch of road which was a bottle neck at peak times. Flow of traffic would be interrupted by exits and entry to the proposed site. Developers have quoted the Mill Pond as suitable flood mitigation but this is thought to be the cause of the flooding. There is conflict between the Stanley Mill development and the service access. Ominous prospects for local small business. Leonard Stanley have invited their residents to make comments direct to Stroud District Council and initial surveys did not indicate a swing of opinion either way.

Cllr Lyddon expressed the view that it is a brownfield site and will provide employment opportunities and a filling station and unlikely that Co-op will be affected.

Cllr. Mattie Ross concerned about flooding and BARFF were in discussions with the developers. The supermarket would only bring low paid jobs and a wider choice of food. Having considered all contributions the Town Council recommended refusal due to the prospect of further flooding, traffic congestion, long term prospects for the High Street not be favourable, and the application is contrary to the Local Plan Guiding Principles 3.17. There were concerns that a full archaeological study should be made in advance of planning determination.

K2/41 COMMUNITY LAND TRUST/COMMUNITY INFRASTRUCTURE REWARD SCHEME

Following the decision taken at the Town Council meeting of the 2nd September to apply for funding of a CLT study it has become apparent that an application would need the support of a Trust and a Housing Needs Study. It might therefore be appropriate to apply for a study under the CIRS scheme.

a. The Committee are asked to decide whether they support an application to SDC under the CIRS scheme if they are eligible?

The Committee agreed to support an application.

b. The Committee are asked to decide whether a housing needs survey would be useful?

The Committee felt that a housing needs survey would be useful although they noted it was not essential for the purpose of the CIRS bid.

c. The Committee to consider the criteria to be met for CLT funding

An initial application will be submitted by the Clerk if time permits.

K2/42 JAVELIN PARK

The Committee are to formulate an objection to the Planning Inspectorate.

Cllr Drew and the Clerk were asked to formulate the response.

K2/43 LOCAL PLAN

Mixed use development to the West of Stonehouse has been scrapped from the Plan leaving an aspiration for further employment/affordable housing development.

Committee to discuss the implications for Stonehouse and recommend a response.

The Committee agreed that it was essential to request that the housing development to the West of Stonehouse is removed entirely as there was an implication in the document for it to remain on the back burner. There needs to be clarity about the term strategic growth. A settlement boundary for Stonehouse didn't seem defined. The canal corridor needed protection against development.

K2/43 Local Plan (continued)

The Bristol Road railway site needs to be safe guarded. 400/500 sqm of shop floor space was mentioned but not the amount currently in existence. Void business sites needed to be filled before further premises were built i.e. RHP and Unite. These initial observations would be passed to Town Council for further comment in preparation for a response.

K2/44 NEIGHBOURHOOD PLAN

To consider the scope of work required and to apply for funding.

Costs were estimated at £250 for training, developing an evidence base/household survey £500 External facilitator/planning expert £3500, pre-submission consultation £300, legal requirements £2000, publicity, printing and other admin costs £1000

Cllr Waite/Clerk to prepare funding application.

K2/45 EMERGENCY PLAN

No further progress to report at this time.

K2/46 TO APPROVE COMMITTEE EXPENDITURE TO DATE & TO NOTE REALLOCATION OF BUDGET

Expenditure by this Committee to date amounts to £843.18. The Town Council have approved reallocation of the solar energy budget to Javelin Park Appeal in the sum of £5000.

The Committee checked and approved the expenditure and agreed the budget allocation.

K2/47 SPA INN

- Wadworths have been contacted in an attempt to obtain more time for negotiation.
Pub in the Hub have been contacted for advice on the lease terms.
Wadworths have indicated that they will not delay their application further and have demanded a meeting with the Town Council to be held on Tuesday 17th September at 2pm.
A working group is required to attend the meeting.
- To consider whether the Spa Inn should be registered as a Community Asset.

Cllr. Brine expressed the opinion that the Council could not support a private enterprise but might consider a cooperative if there was public support. Cllr Mattie Ross felt that the report provided by the Clerk was very clear and agreed the Inn had not been marketed in the past. There was potential to develop a very good business. A member of the public asked if geo-phys studies might be made to reveal the source of the spa water. Another member of the public pointed out the flooding risk on site.

The Committee agreed to recommend to Council that the Spa Inn is registered as a Community Asset.

The following items are to be noted:

K2/48 FOR INFORMATION - PLANNING POLICY

- a. Gloucestershire County Council have lodged a Planning Policy Consultation document with the Town Council. The consultation runs from 30th August to 11th October.
- b. GRCC are consulting Parish/Town Clerks on a Pre-application community involvement protocol which seeks to ensure planning applicants work closely with communities and follow a format for consultation. The consultation runs to end of September.

K2/49 TRAFFIC ISSUES

- a. Councillor Lewis to give a report on recent meeting held with Glos County Council Highways Dept.

Councillor Lewis reported that at the meeting Glos. County Council had agreed to reinstate the loose material to ascertain whether the initial foundation material (bedding in) was causing the problem. Following this report an email had been received from Glos County Council stating that they were not going to investigate reinstatement and were going ahead with master tint tarmac. Councillors present protested at the underhand way in which Gloucestershire County Council were proceeding and a response requesting that they adhere to the agreement would be sent.

- b. Council to note Downton Road will be closed for a period of 3 weeks from the 30th September for Bridge Repairs

- c. Progress on Lorry Watch is delayed awaiting Standish Parish.

K2/50 TRAVELLERS ON DISTRICT COUNCIL CARPARK IN STONEHOUSE

Despite there being no break-in and less than 6 caravans the police have implemented Section 61 to remove the travellers within 1.5 days of their arrival which demonstrates that the power can be used.

K2/51 PLANNING RESULTS (Received from Stroud District Council)

(For Members' information – the letter in brackets are an indication of the Town Council observation. N.O. = No Observations / OBJ = Object / SUPP = Support / DNO or Supp = Do Not Object or Support)

- 13/1124/FUL Dairy Crest, Severnside Creamery**
Provision of cream tanks with associated concrete base, access stairs and platforms.
PLANNING PERMISSION GRANTED (N.O.)
- 13/1147/COU Land parcel north west Stanley Mills, Ryeford Road South**
Change of Use from agricultural to equestrian including the provision of a couple of areas of hardstanding.
PLANNING PERMISSION GRANTED (OBJ)
- 13/1371/HHOLD 124 Arrowsmith Drive**
Garage conversion to form annexe.
PLANNING PERMISSION GRANTED (Comment)
- 13/1475/FUL Upper Mills Trading Estate, Bristol Road**
Removal and replacement of existing roof and side cladding to buildings: Block 45/1, 45/2, 45/3, 47/3 and 47/4.
PLANNING PERMISSION GRANTED (N.O.)
- 13/1549/TCA 3 Valley View, Lower Mills, Bridgend**
Fell dead apple tree and conifer, both to the rear of dwelling
PERMISSION GRANTED (Comment)
- 13/1552/HHOLD 66 Ryelands Road**
Resubmission of permission 13/0043/HHOLD for alterations and extension to rear (increase width by 300mm)
PLANNING PERMISSION GRANTED (N.O.)

Continued -

K2/51 Planning Results (continued)

13/1547/OUT Land at 24 Ebley Road
Outline application for the erection of one dwelling.
PLANNING PERMISSION GRANTED (N.O.)

13/1554/LBC 2 Ryeford House, Ryeford Road North
Installation of wooden staircase between basement and first floor.
PERMISSION GRANTED (N.O.)

K2/52 DEVELOPMENT CONTROL PANEL

The D.C.P. met prior to this Committee meeting and a report will be given at the next Town Council meeting.
