



# Stonehouse Town Council

**MINUTES (subject to agreement at the next Committee meeting)**  
**of A MEETING OF THE REGENERATION & ENVIRONMENT COMMITTEE HELD ON**  
**MONDAY 21 SEPTEMBER 2015 AT 7PM IN THE TOWN HALL, HIGH STREET,**  
**STONEHOUSE**

**Present:**

**Councillors:** Vicky Redding (Deputy Convenor)  
Theresa Watt (Chair of Council/Mayor)  
Pam Swain (Deputy Chair of Council/Deputy Mayor)  
Amy Coombs

**Committee Clerk:** Rachel Russell

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*Attendees are reminded that the Proceedings of this meeting may be filmed, photographed or recorded.*

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**K2/231 TO RECEIVE APOLOGIES**

Apologies were received from Carol Kambites; her e-mailed comments on agenda items were reported to the Committee.

**K2/232 DECLARATIONS OF INTEREST**

Cllr. Redding declared her membership of the Standish Hospital Partnership Board, a non-paid, voluntary role.

**K2/233 TO APPROVE THE MINUTES OF THE COMMITTEE MEETING HELD ON 6 JULY 2015**

The Minutes were approved as a correct record.

**K2/234 ADJOURNMENT FOR PUBLIC PARTICIPATION**

There was no call for an adjournment.

**K2/235 STROUD DISTRICT COUNCIL LOCAL PLAN**

If there are hearings on the Main Modifications to the Local Plan, Cllr. Watt and Cllr. Kambites are likely to attend; they have attended most of the Strategic Planning Alliance meetings to date.

**K2/236 ECO-PARK ON LAND AT M5 JUNCTION 13**

1. Cllrs. Watt and Swain gave a verbal report on a pre-planning application meeting with David Drew, a Director of Forest Green Rovers, and a Project Manager:
  - a) The Eco-Park should not clash with the Town Council's plans to improve sporting facilities at Oldends Lane as it won't fulfil the existing need for football pitches; there will be only two outdoor pitches on the proposed development. The Eco-Park team will support the Town Council's applications to the Football Foundation.
  - b) It is unclear what the test of "greenness" will be for businesses wanting to work from the Green Business part of the site.
  - c) Cllrs. raised concerns about extra traffic, especially on the A419. The Eco-Park team propose to do traffic surveys and the site may include a Park and Ride to take people to and from Stroud.
  - d) Eco-Park team will support the re-opening of Bristol Road Station.

### **K2/236 Eco-Park** (continued)

- e) Planning application due shortly. A further consultation event is being held in Stonehouse Town Hall, Wednesday 30<sup>th</sup> September, 3-7.30pm.
2. Councillors agreed that the main issue for this Committee to put forward as part of the Town Council's response to the consultation was the potential effect of the proposals on transport issues:
  - a) How will the probable increase in traffic from employees, visitors, sports fans and other site users be mitigated? Many will use the A419, which is already at capacity, to access the site rather than the M5.
  - b) The Regeneration and Environment Committee suggest the best long term mitigation strategy for the increased traffic would include the re-opening of Bristol Road Station and that the Eco-Park developers should find a feasibility study for the re-opening of the station.

### **K2/237 STANDISH HOSPITAL SITE**

1. The summary notes, circulated with the agenda, from the Standish Hospital Partnership Board meeting of 13 July 2015, were noted. Cllr. Redding reported that the site is on the market for one buyer and that she is attending another meeting of the Partnership Board next week.
2. Rachel Russell is arranging a meeting between Councillors and Stroud Common Wealth Ltd regarding proposal for Care Housing on the site.

### **K2/238 HIGHWAYS ACCESSIBILITY**

The following issues have been reported recently:

- Not enough dropped kerbs at the back of Sherbourne House
- Barriers at each end of rights of way eg. path into Hazelwood play area, path between the infant and junior schools
- Need for accessible path at top of Chestnut Road into Meadow Road.

Rachel Russell to write to Scott Tompkins, Highways, Gloucestershire County Council regarding the lack of dropped kerbs at Sherbourne House and The Elms. The last two issues above will not be reported as the barriers near the schools serve a purpose and it is possible to access Meadow Road field from other points.

### **K2/239 COMMUNITY SPEED WATCH**

Rachel Russell to order an application pack for this scheme to find out if Stonehouse Town Council could join.

If the Town Council meets basic criteria then this Committee recommends that Town Council investigate joining scheme.

### **K2/240 LOCAL TRANSPORT PLAN CONSULTATION RESPONSE REPORT**

The report consists of a review of responses, including some made by Cllr. Watt who will go to the next public consultation in November 2015.

Cllr. Watt reported that two reports have been submitted to the Stroud Local Plan Inquiry with contradictory conclusions regarding the possible re-opening of Bristol Road Station:

West of Stonehouse Atkins Report: Concludes that West of Stonehouse development should not happen without the re-opening of the Bristol Road station.

Amey report: Doesn't recommend the re-opening of Bristol Road unless 3,000 homes are built West of Stonehouse. Recommends the re-opening of Hunts Grove.

**K2/241 DELEGATED AUTHORITY REGARDING PLANNING CONSULTATIONS**

**Recommendation:** That the Regeneration and Environment Committee’s Terms of Reference include a provision for delegated authority regarding planning consultations so that should a meeting of the Development Control Panel be inquorate, or an extension for a response cannot be secured, the Proper Officer or Committee Clerk using delegated authority is authorised to respond to planning applications on the Council’s behalf after consultation with the Convenor and Deputy Convenor.

**K2/242 NEIGHBOURHOOD PLAN**

1. Minutes from the Neighbourhood Plan Group meetings of 20 August and 3 September 2015 were circulated with the agenda. A progress report was given by Rachel Russell; the group are working towards a public consultation event on developing Neighbourhood Plan policies to be held at the Town Hall on 17 October 2015.  
Councillors were concerned about turn out at a referendum given the long delay in the current Stroud District Council (SDC) timetable between submitting a Neighbourhood Plan to SDC in March 2016 and the proposed referendum date of February 2017. Rachel Russell to e-mail SDC regarding these concerns.
2. Cllr. Redding reported that she had made a further application for regarding Locality funding
3. The request from Stonehouse Neighbourhood Plan Group for the drawdown of £1,250 from £2,838 unspent grant money held by the Town Council in order to appoint a planning consultant to carry out 2.25 days work was accepted.
4. The Housing Audit carried out for Stonehouse Neighbourhood Plan Group was discussed. The conclusion drawn was that the Audit supports the case for more affordable housing to be provided within Stonehouse.  
Stonehouse Neighbourhood Plan Group should keep the Town Council informed about emerging housing policies and invite all Councillors to the consultation event.  
Rachel Russell to circulate Housing Audit to members of this Committee.

**K2/243 ENVIRONMENTAL POLICY**

A copy of Stroud Town Council’s Ethical Policy was circulated with the agenda.  
**Recommendation:** That Stonehouse Town Council develop an environmental policy.  
Cllr. Coombs volunteered to work on this, possibly with Cllr. Kambites.

**K2/244 COMMITTEE EXPENDITURE**

A report was received and approved. The main expenditure was on the Committee Clerk/ Neighbourhood Plan Administrator’s wages.

**K2/245 PLANNING RESULTS (RECEIVED FROM STROUD DISTRICT COUNCIL)**

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

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|----------------------|---|
| <b>S.14/2083/FUL</b> | <b>Land Adjacent To, Oldends Lane, Stonehouse</b><br>Construction of a two storey B1, B2, B8 production unit, with ancillary car parking, loading yard and vehicular access (revised plans received 29.06.2015).<br><b>PLANNING PERMISSION GRANTED (OBJ.)</b> |
|----------------------|---|

**K2/245 Planning Results** (continued)

|                         |  |                  |
|-------------------------|--|------------------|
| <b>S.15/1053/VAR</b>    | <b>The Ryeford Arms, 12 Ebley Road, Stonehouse</b><br>Variation of Condition 24 from S.14/1260/FUL to allow replacement of timber sash windows with upvc windows (excluding South elevation) of Block A.<br><b>PLANNING PERMISSION GRANTED</b> | <b>(N.O)</b>     |
| <b>15/0601/FUL</b>      | <b>Land Adjacent To Stonehouse Commercial Centre, Bristol Road, Stonehouse.</b><br>Erection of 5 Buildings (B1, B2 & B8)<br><b>PERMISSION</b>  | <b>(N.O)</b>     |
| <b>S.15/0884/DISCON</b> | <b>Land Parcel North West Stanley Mills E 381097 N 204417, Ryeford Road South, Ryeford.</b><br>Discharge of conditions 2 and 3 from application S.13/1147/COU.<br><b>PLANNING PERMISSION GRANTED</b>   | <b>(N.O)</b>     |
| <b>15/0966/COU</b>      | <b>Agricultural Building, Ryeford</b><br>Change of Use to mixed storage.<br><b>PLANNING PERMISSION GRANTED</b>   | <b>(COMMENT)</b> |
| <b>15/0983/HHOLD</b>    | <b>Fairfield, Pearcroft Road</b><br>Two storey side extension with internal alterations. New second floor window on principal elevation facing Pearcroft Road.<br><b>PLANNING PERMISSION GRANTED</b>   | <b>(N.O)</b>     |
| <b>15/1087/TCA</b>      | <b>East Wing, Bridgend House, Downton Road.</b><br>Remove tree 1, 2, 3, 4 and 8. Prune tree 5.<br><b>CONSENT</b>   | <b>(N.O)</b>     |
| <b>15/1126/FUL</b>      | <b>Lyndian, Oldends Lane, Stonehouse</b><br>Demolition of existing dwelling house, erection of new buildings and change of use to C2 to provide a care facility.<br><b>PLANNING PERMISSION GRANTED</b>   | <b>(COMMENT)</b> |
| <b>15/1138/HHOLD -</b>  | <b>16, Blackwell Close, Stonehouse, Gloucestershire</b><br>Erection of decking and wooden shed<br><b>REFUSAL</b>   |                  |
| <b>15/1247/HHOLD</b>    | <b>6, Ebley Road, Stonehouse, GL10 2LQ</b><br>Single storey rear extension.<br><b>PLANNING PERMISSION GRANTED</b>  | <b>(N.O)</b>     |
| <b>15/1251/HHOLD</b>    | <b>13 Ebley Road, Stonehouse, Gloucestershire</b><br>Garage conversion to additional living space (part-retrospective) and ground works to rear.<br><b>PLANNING PERMISSION GRANTED</b>   |                  |
| <b>15/1319/HHOLD</b>    | <b>11, Quietways, Stonehouse, GL10 2NW</b><br>Dormer windows to front and rear to allow loft conversion.<br><b>PLANNING PERMISSION GRANTED</b>   | <b>(N.O)</b>     |
| <b>15/1320/HHOLD</b>    | <b>6, Burdett Road, Stonehouse, GL10 2JW</b><br>Single storey extension to rear of property, replacing two existing conservatories.<br><b>PLANNING PERMISSION GRANTED</b>  | <b>(N.O)</b>     |

**K2/245 Planning Results** (continued)

|                         |   |                       |
|-------------------------|---|-----------------------|
| <b>15/1323/HHOLD</b>    | <b>14, Springfield Court, Stonehouse, GL10 2JF</b><br>Single storey side extension to form additional living accommodation.<br><b>PLANNING PERMISSION GRANTED</b>                   | <b>(N.O)</b>          |
| <b>15/1348/HHOLD</b>    | <b>17, Bristol Road, GL10 2BQ</b><br>Two storey rear extension. Rear boundary fence increased to 3m in height.<br><b>PLANNING PERMISSION GRANTED</b>                                | <b>(N.O)</b>          |
| <b>S.15/1373/MINAM</b>  | <b>Plot E, Stonehouse Park, Sperry Way</b><br>Various amendments to planning application S.14/2548/OUT<br><b>APPROVAL</b>   | <b>(SUPP/Comment)</b> |
| <b>S.15/1391/DISCON</b> | <b>The Ryeford Arms , 12 Ebley Road, Stonehouse</b><br>Discharge of Condition 23 - drainage from<br>planning permission S.14/1260/FUL<br><b>PLANNING PERMISSION GRANTED</b>         | <b>(SUPP/Comment)</b> |
| <b>S.15/1428/HHOLD</b>  | <b>Queensleigh , St Cyrils Road, Stonehouse</b><br>Kitchen extension and detached garage.<br><b>PLANNING PERMISSION GRANTED</b>   |                       |
| <b>15/1458/FUL</b>      | <b>Red Lodge, Bonds Mill, Bristol Road.</b><br>Two storey extension on top of existing single<br>storey side extension<br><b>PERMISSION</b>   |                       |
| <b>15/1469/HHOLD</b>    | <b>65, Rosedale Avenue, Stonehouse, GL10 2QH</b><br>Demolition of conservatory, new single storey extension, conversion of part of<br>garage.<br><b>PLANNING PERMISSION GRANTED</b> | <b>(N.O)</b>          |
| <b>15/1504/HHOLD</b>    | <b>Ellesmere , Storrington Road, Stonehouse</b><br>Single storey rear extension.<br><b>PLANNING PERMISSION GRANTED</b>  | <b>(N.O)</b>          |
| <b>15/1515/HHOLD</b>    | <b>7, Blackwell Close, Stonehouse</b><br>Erection of single storey side and rear extension<br><b>PLANNING PERMISSION GRANTED</b>  | <b>(N.O)</b>          |
| <b>15/1538/HHOLD</b>    | <b>15, Severn Road, Stonehouse</b><br>Erection of first floor rear extension (Resubmission of 15/0339/HHOLD)<br><b>PLANNING PERMISSION GRANTED</b>                                  | <b>(N.O)</b>          |
| <b>15/1599/DISCON</b>   | <b>Wycliffe College, Bath Road, Stonehouse</b><br>Discharge of condition 4 (Sample of slates) of<br>application S.15/1043/LBC<br><b>CONSENT</b>                                     | <b>(N.O)</b>          |
| <b>15/0601/FUL</b>      | <b>Land Adjacent To Stonehouse Commercial Centre, Bristol<br/>Road, Stonehouse.</b><br>Erection of 5 Buildings (B1, B2 & B8)<br><b>PERMISSION</b>                                   | <b>(N.O)</b>          |
| <b>15/1835/DEM</b>      | <b>Unit 1, Reliance Works, Downton Road.</b><br>Demolition of 1950's unit.<br><b>PERMISSION</b>   |                       |

**K2/245 Planning Results** (continued)

15/1881/TCA

**Gardeners Cottage, Downton Road, Bridgend.**

Removal of holly tree.

**CONSENT**

**K2/245 DATE OF NEXT MEETING & AGENDA ITEMS**

**2<sup>nd</sup> November 2015**

**Agenda items to include Budget, Street audit and Highways report.**

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