

Stonehouse Town Council



MINUTES (subject to agreement at the next Panel Meeting)
Of a DEVELOPMENT CONTROL PANEL MEETING HELD ON MONDAY 2nd NOVEMBER 2015
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, Gwen Atkinson, Amy Coombs, Vicky Redding, Theresa Watt
Committee Clerk: Rachel Russell

DC/123 TO RECEIVE APOLOGIES

No apologies were received.

DC/124 DECLARATIONS OF INTEREST

Cllrs. Coombs and Redding declared that they knew the owners of Elmsleigh, Pearcroft Road and would therefore not take part in the discussion on their planning application.

DC/125 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON 21st SEPTEMBER 2015

The Minutes were approved as a true record.

DC/126 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS

15/2313/FUL 79 Regent Street, Stonehouse
Erection of a new dwelling

This application was considered first by the Panel as Mr Scott, the owner of a neighbouring property, attended the meeting and outlined his objections.

Objection on the grounds that the proposed development would lead to:

- 1. Over development of the site; the proposed dwelling is large, would fill a large section of the site and would be next to another large house in multiple occupation.**
- 2. Lack of good access to the site**
- 3. Lack of parking on the site**
- 4. Loss of privacy for neighbours; the building is 3 storeys high and its windows would overlook several neighbours' gardens.**
- 5. Loss of trees**
- 6. An excessive concentration of Houses in Multiple Occupation (HMOs) in the Regent Street area.**
- 7. The continued erosion of the residential character of the area; increasing numbers of the houses are used for educational purposes or as HMOs.**
- 8. An additional comment is that the Design and Access statement for this application is very weak and unclear.**

15/2174/HHOLD Elmsleigh, Pearcroft Road, Stonehouse
Kitchen extension and relocated workshop

No observations

15/2197/FUL NOV Downhole Eurasia Ltd, Stonedale Road, Stonehouse

Installation of graphite dust extractor

Comment: No objection providing there is no noise implication for residential areas.

15/2212/HHOLD 80, Woodcock Lane, Stonehouse

Proposed demolition and reconstruction of existing coach house, garages and stables

Comment: No objection provided there is no change to a business use which would generate unsuitable levels of traffic in nearby roads.

Notifications for the following application was received after the agenda had been prepared:

15/2437/FUL Stonehouse Court Hotel, Bristol Road, Stonehouse

New entrance canopy, new glazed doors and new terrace

Comment: No objection provided that there is no significant impact on the historic garden.

DC/127 APPLICATION FOR STREET TRADING CONSENT REQUIRING TOWN COUNCIL OBSERVATIONS

Application for street trading site, rear of car park, The Globe, High Street Stonehouse:
Van selling hot and cold food and drinks, proposed trading hours 6am to 11pm.

Objection on the following grounds:

- 1. Negative impact on local traders**
 - 2. Noise disturbance for an extended period of time each day**
 - 3. Poor visual impact on the High Street and the historic centre of Stonehouse**
 - 4. Potential for litter**
 - 5. Negative impact on residents from noise and litter.**
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