



STONEHOUSE **TOWN COUNCIL**

MINUTES (subject to agreement at the next Panel Meeting) OF A DEVELOPMENT CONTROL PANEL MEETING HELD ON TUESDAY 28th AUGUST 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 Tim Jackson (Convenor), Carol Kambites, David Thorpe

Committee Clerk: Rachel Russell

DC/279 TO RECEIVE APOLOGIES

Apologies were received from Cllrs. Atkinson and Watt.

DC/280 DECLARATIONS OF INTEREST

There were no declarations of interest.

DC/281 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON 23rd JULY 2018

The minutes of 23rd July were approved as a true record.

DC/282 ADJOURNMENT FOR PUBLIC PARTICIPATION

There was no call for an adjournment.

DC/283 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS

16/0043/OUT

Land At M5 Junction 13 West Of Stonehouse, Eastington.

Revised consultation 8 August 2018 Development now comprises a 5,000 capacity football stadium and other ancillary uses (Use Class D2); two full-sized grass pitches and a goal practice area (Use Class D2); car parking for cars and coaches and highways improvements to the A419 including a signalised site junction and combined cycle/footway. All matters are reserved save for access.

Comment: The additional information provided at the amendment date of 7 August 2018 is noted. The impact of increased traffic on Stonehouse quantified in the GCC Highways response of 11th June 2018 is noted. The impact could be mitigated by sustainable transport measures including improved provision for cycling and support for the re-opening of Bristol Road Station.

18/1516/DISCON

Land West Of Stonehouse, Grove Lane, Westend, Stonehouse.

Discharge of Condition 46 - Masterplan for Parcels H11 and H12 of permission S.14/0810/OUT. Revised application 15 August 2018

Comment: The roundabout shown to the north of Parcels H11 and H12 does not contribute to making the road safe and convenient for cyclists and pedestrians. It is suggested that consideration should be given to replacing the roundabout with a simple T junction or traffic lights.

18/1545/REM

Land West Of Stonehouse, Nastend Lane, Nastend, Stonehouse.

Approval of reserved matters (access, landscaping & layout) following outline permission of S.14/0810/OUT for a mixed use development of up to 1350 dwellings

Comment: The roundabout junctions along the Spine Road do not contribute to making the road safe and convenient for cyclists and pedestrians. It is suggested that consideration should be given to replacing the roundabouts with T junctions or traffic lights.

The following application was received after the agenda was prepared:

8/1219/REM Parcel H21 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse.
Revised Consultation, Reserved Matters Application: Details of the layout, scale, external appearance and landscaping for development of H21.

Objection: Stonehouse Town Council are concerned to see that the reasons for objection raised in our previous responses of 17th July 2018 and 24th July 2018 and are responded to in the application. The application requires:

- Further measures to improve pedestrian and cycle access in line with Stonehouse Neighbourhood Plan policies
- Signage scheme for pedestrians and cyclists
- The input of Gloucestershire County Council's Public Rights of Way Officer into proposals to divert footpaths and the design of footpaths across the whole development.
- Confirmation that Condition 32 (Flood Risk) of 14/0810/OUT has been met.
- Confirmation that cycle storage is included in the design.
- Consideration given to providing a central, green, overlooked space as a natural meeting area for all ages.

The recent revisions to the application in relation to the need to replace shared space with private drives seem satisfactory.

18/1559/HHOLD 43 Cotswold Green, Stonehouse, Gloucestershire, GL10 2ET.
New garage

No observations.

18/1602/FUL 13 Ebley Road, Stonehouse, Gloucestershire , GL10 2LW.
Change of use of land to equestrian use and the siting of a lodge and stables for equestrian therapy and for hosting 'pony parties'.

Support: The application is supported in principle although consideration should be given as to whether there is sufficient parking space and space for turning larger vehicles included in the proposed design.

18/1687/HHOLD 10 Crescent Close, Bridgend, Stonehouse, Gloucestershire.
Extension to side and rear of bungalow to provide extra living accommodation to existing dwelling. Replacement porch.

No objection, provided no objection from neighbours.

18/1714/HHOLD 115 Gloucester Road, Stonehouse, Gloucestershire, GL10 2HB.
Single storey rear extension and associated works

No objection.

18/1748/FUL Old Station Yard, Bristol Road, Stonehouse, Gloucestershire.
Proposed redevelopment of existing building and change of use to B8 with external storage

No objection.

The following application was received after the agenda was prepared:

18/1693/VAR Muller Severnside Dairy, Oldends Lane, Stonehouse,
Application to vary condition 2 of planning application S.17/1602/FUL to uplift the existing roof to suit the new extension pitch at the new & existing building junction.

No objection.
