

Stonehouse Town Council



MINUTES (subject to agreement at the next Panel Meeting)
Of a DEVELOPMENT CONTROL PANEL MEETING HELD ON MONDAY 4th JANUARY 2016
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), Amy Coombs, Vicky Redding
Theresa Watt (for public adjournment)**

Committee Clerk: Rachel Russell

Nicola Beach, John Clarke and Josh Newlove of Property Alliance Group (PAG), Simon Parsley, Kings Stanley Parish Council

DC/132 TO RECEIVE APOLOGIES

Apologies were received from Cllr. Atkinson

DC/133 DECLARATIONS OF INTEREST

There were no declarations of interest.

DC/134 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETINGS HELD ON 2nd NOVEMBER 2015 AND 30th NOVEMBER 2015

The Minutes of both Development Control Panel meetings held in November were approved as a true record.

DC/135 ADJOURNMENT FOR PUBLIC PARTICIPATION

John Clarke, a Director at PAG, gave a summary of how the current outline planning application (15/2590/OUT) for the Brunsdon's Yard site was developed. The site was a car breakers yard for 20 years. PAG have withdrawn a previous application for a large scale food shop; the current application is for 4 stand alone units and a smaller discount food shop. PAG have carried out various consultation events and exercises. Cllr. Watt asked about flood mitigation measures; Mr Clarke advised these included an increase in the permeable surface area and an emergency water holding tank. Cllr. Redding raised concerns about the impact on businesses in Stonehouse High St; Mr Clarke suggested that the development would be complementary to these businesses.

Nicola Beach advised that leases for the stand alone stores will be for 10-15 years and that retail conditions can be imposed regarding the units.

DC/136 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS

15/2590/OUT

Brunsdons Yard, Ryeford Road, Ryeford

Hybrid Planning Application for full planning permission for demolition of existing buildings and erection of a single storey Class A1 foodstore with parking spaces, access and landscaping. An outline planning permission for Class A1 retail terrace, drive through, access and landscaping.

Cllr. Redding advised that consultation for Stonehouse Neighbourhood Plan has shown that the range and number of High Street shops is very popular with residents. The following proposal was voted on and carried with two votes in favour and one against.

Objection on the grounds that the development may have a negative impact on businesses on Stonehouse High Street.

DC/136 Planning Applications (continued)

15/2610/FUL Site For Training Area At Wycliffe College, Bath Road, Stonehouse, Gloucestershire.
Synthetic training area measuring 30 x 18m with 3m fencing and access path.

No observations

15/2688/HHOLD 8 Rosedale Avenue, Stonehouse, Gloucestershire
Retrospective application for the erection of a conservatory

No observations

15/2741/HHOLD Brookfield, Downton Road, Bridgend, Stonehouse
Two storey side and single storey rear extension.

Decision made by Stroud District Council before meeting.

Notifications for the following two applications were received after the agenda had been prepared:

15/2709/COU Unit 9B, Ryeford Industrial Estate, Ryeford, Stonehouse
Change of use from B8 storage and distribution to B2 general industrial.

No observations

15/2863/HHOLD 39, Ryelands Road, Stonehouse
Proposed two storey and single storey extensions with alterations to existing roof area.

No objection provided no objection from neighbours.

DC/137 NOTICE OF APPLICATION REFERRED TO STROUD DISTRICT COUNCIL DEVELOPMENT CONTROL COMMITTEE

It was agreed that Cllr. Kambites will represent the Town Council at the Stroud District Council Development Control Committee meeting of 12 January 2016 regarding planning application, 15/2313/FUL, 79 Regent Street, Stonehouse. Cllr. Kambites will speak and object to the application on the grounds agreed at the Development Control Panel meeting of 2nd November 2015. Although the application has been modified the grounds for objection still stand.
