



## **STONEHOUSE** **TOWN COUNCIL**

### **MINUTES (subject to agreement at the next Panel Meeting) OF A DEVELOPMENT CONTROL PANEL MEETING HELD ON MONDAY 5<sup>th</sup> FEBRUARY 2017 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), Pam Swain (Deputy Convenor), Carol Kambites, Committee Clerk: Rachel Russell

#### **DC/230 TO RECEIVE APOLOGIES**

Apologies were accepted from Cllr. Atkinson.

#### **DC/231 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **DC/233 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON 11th DECEMBER 2017**

The Minutes were approved as a true record.

#### **DC/234 ADJOURNMENT FOR PUBLIC PARTICIPATION**

There was no call for an adjournment.

#### **DC/235 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS**

**17/2729/FUL**

**Former Standish Hospital and Former Westridge Hospital, Standish, Stonehouse, Gloucestershire.**

Conversion and refurbishment of the former Standish Hospital complex, including Standish House, and demolition and works to associated outbuildings to form 48 dwellings; demolition of Westridge Hospital and associated building. Development of 98 new build homes and associated works, landscaping, ancillary storage and plant and ecological bat housing; Conversion of, and extension to, Standish Lodge (Building L) for use as flexible use building.

#### **Comment:**

- Stonehouse Town Council is concerned about the lack of CIL and S.106 funding towards infrastructure improvements and the failure to provide any affordable housing. This is a large development which will have an impact on the facilities of nearby parishes, including Stonehouse. Stonehouse Town Council supports Stroud Town Council's request for the viability study justifying the lack of such contributions to be made public.
- Stonehouse Town Council is concerned that the current proposal could be overdevelopment of the site, especially given the narrow access road and the new development at the end of this road. This is another reason why the viability study should be made public.
- The Transport Assessment uses data based on the assumption that the current use of the site is as an active hospital whereas it has been disused for over a decade. A misleading conclusion is then drawn that the development will lead to a decrease in traffic flows and have "a positive impact on the adjacent highway network in traffic number terms", (Transport Assessment, Vectos, November 2017, paras. 6.10-6.13).

- The Assessment fails to reveal that the opposite is likely to be the case: the development will lead to a drastic increase in traffic.
- The safety of a shared footpath and cycleway marked out on the access road is doubtful, especially if it is a contraflow path. Could the proposal be improved by providing a separate path along the wide verge?
- There should be a mandatory speed limit of 20mph along the access road rather than just an advisory one.
- Existing public access to footpaths and rights of way in and around the site must be maintained.
- It is noted that additional trees are to be felled; an assessment of the importance of these trees should be carried out.

**16/0043/OUT** Land At M5 Junction 13 West Of Stonehouse, Eastington.  
 Amendment to Outline Planning Application 9 January 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.

No observations.

**17/0095/REM** Land West Of Stonehouse, Nastend Lane, Nastend, Stonehouse.  
 Revised Consultation 22 December 2017 Approval of Reserved Matters REVISED SCHEME (REDUCED SITE AREA TO SOUTH OF DISTRIBUTOR ROAD)  
 -Development of areas H6 and H7 as identified in S.14/0810/OUT for 69 new dwellings comprising 48 open market units and 21 affordable units with associated infrastructure, open space and landscaping.

Application decided.

**17/2093/DISCON** Land West Of Stonehouse, Nastend Lane, Nastend, Stonehouse.  
 Discharge condition 46 of the S.14/0810/OUT. Master Plan for area H21 Land West of Stonehouse

**Objection:**

Stonehouse Town Council objects to this application as further measures need to be taken to improve pedestrian and cycle access between area H21 Land West of Stonehouse and Stonehouse.

Although not a planning condition, an informative to the outline planning permission granted for the West of Stonehouse site states that “reasonable endeavours shall be undertaken to seek improvements to the pedestrian facilities at the Oldends level crossing.” It can be assumed that this informative referred to measures in addition those submitted with s.14/0810/OUT, and prepared in March 2014, regarding walking and cycling measures routes to local destinations; otherwise, there would be no reason to add the informative.

The Sustainable Transport Audit, Atkins, May 2015, part of the evidence base for the current Local Plan, (<https://www.stroud.gov.uk/media/2314/ps2b06a.pdf>) gives a number of Sustainable Infrastructure Requirements for the West of Stonehouse site including: “In order to improve the sustainable transport provision at the site, significant improvements are required to the existing walking and cycling connections to local amenities. In particular, the constriction caused by the level crossing on Oldends Lane needs to be addressed.” (s.9.9, p. 6))

Stonehouse Town Council suggest that the minimum improvements to pedestrian facilities at the Oldends level crossing should be:

- The continuation of the footway on the North side of Oldends Road, so pedestrians, including school children, do not have to immediately cross the road.
- The provision of a zebra crossing close to the junction of Oldends Lane with Midland Road to allow pedestrians, especially those going to Stonehouse's schools, to cross safely.

Stonehouse Town Council note the concerns raised by GCC Highways in the representation dated 21 December 2017 concerning the safety and security of the proposed layout of the site and its roads, footpaths and cycle paths. Stonehouse Town Council agrees that these concerns must be addressed in a further revision of the Masterplan.

In relation to the design of the Shared Surface streets shown in section 4.4 of the Masterplan, consideration should be given to compliance with Policy H2 of the Stonehouse Neighbourhood Development Plan: Ease Of Access In New Residential Development.

There seems to be little specific reference to cycle paths despite the requirements outlined in Site Allocations Policy SA2 West of Stonehouse in the Stroud District Local Plan:

“12. Opportunities to improve transport connectivity with Stonehouse and Stonehouse town centre for pedestrians, cyclists, public transport and private car.

13. Cycle and pedestrian routes through the development, connecting Nastend and Nupend with the town centre, Stroudwater Industrial Estate and Oldends Lane and footpath links from the development to the surrounding rural network, including improvements to the canal towpath.”

Stonehouse Town Council suggest further consideration should be given as to how cyclists will travel around this section of the site and into Stonehouse and to compliance with the following Stonehouse Neighbourhood Plan policies: Policy T6: New Development And Cycle Links To The Town Centre and Policy T8: Improving Key Pedestrian And Cycle Links.

**17/2843/REM** Land West of Stonehouse, Reserved Matters Application  
Technical Details of Infrastructure Road and Associated Infrastructure for  
Parcels H21; drainage statement.

**Comment:**

Stonehouse Town Council suggest further consideration should be given as to how cyclists and pedestrians will travel around this section of the site and into Stonehouse and to compliance with the following Stonehouse Neighbourhood Plan policies: Policy T6: New Development And Cycle Links To The Town Centre and Policy T8: Improving Key Pedestrian And Cycle Links.

In relation to the design of the Shared Surface streets, consideration should be given to compliance with Policy H2 of the Stonehouse Neighbourhood Development Plan: Ease Of Access In New Residential Development.

The provision of bus shelters with real time information is welcomed.

**18/0031/COU** Meadow Between River Frome And Ebley Bypass, Stroud,  
Change of use from agriculture to mixed use comprising agriculture and  
leisure. Erection of agricultural storage shed. (382743-204482).

**Comment:** No objections to this application but suggest a condition is added to ensure that the proposed storage building is not converted to residential use.

**18/0102/HHOLD** 37 Boakes Drive, Stonehouse, Gloucestershire, GL10 3QW.  
Erection of single storey rear extension.

**Comment:** Stonehouse Town Council has no objection to this application provided there are no objections from neighbours.

**18/0091/FUL** Far Westrip Farm, Far Westrip, Stroud, Gloucestershire.  
Extension to the existing straw and stock barn

No observations

**18/0104/FUL** Plot G, Stonehouse Park, Sperry Way, Stonehouse.  
Construction of coffee shop with drive through facility with associated access road, car park, landscaping and infrastructure works.

**Objection:** Stonehouse Town Council objects to this development proposal as it will lead to an unacceptable increase in traffic on the already busy Oldends Lane roundabout which is also a difficult crossing point for National Cycle Route 45. Stonehouse Town Council do not object to a coffee shop at this location but do object to a drive through coffee shop.

**18/0147/FUL** 2 Gloucester Road, Stonehouse, Gloucestershire, GL10 2PB.  
Installation of one rapid electric vehicle charging station within the grounds of Bridge Service Station.

**Support:** The provision of this new facility within Stonehouse is supported.

**18/0194/DISCON** Phase 1 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse.  
Discharge of condition 43 of Application S.14/0810/OUT

No observations.

### **DC236 PLANNING APPLICATIONS WITH RESPONSE GIVEN USING DELEGATED POWERS**

To note response given using delegated powers to the following planning applications and receive report with details of responses.

**17/2694/TCA** Unit 72, Bonds Mill, Bristol Road, Stonehouse.  
Trees in a Conservation Area: Ash Tree (T1) Side prune overhanging branches.  
No observations.

**17/2767/HHOLD** 18 Partridge Close, Stonehouse, Gloucestershire, GL10 2HJ.  
Construction of new garage.  
No observations.

**17/0095/REM** Land West Of Stonehouse, Nastend Lane, Nastend, Stonehouse,  
REVISED SCHEME (REDUCED SITE AREA TO SOUTH OF DISTRIBUTOR ROAD) -  
Development of areas H6 and H7 as identified in S.14/0810/OUT for 69 new dwellings with associated infrastructure, open space and landscaping.  
No observations.

**17/2093/DISCON** Land West Of Stonehouse, Nastend Lane, Nastend, Stonehouse.  
Discharge condition 46 of the S.14/0810/OUT. Master Plan for area H21 Land West of Stonehouse  
Comment.

**17/2811/HHOLD** 3 Burdett Close, Stonehouse, Gloucestershire, GL10 2LS.  
Increase width of extension by 480mm and amend window 380824 205207  
No observations.

### **DC237 REQUEST FOR MEETING FROM CONSULTANT FOR BARRATTS RE 14/0810/OUT, LAND WEST OF STONEHOUSE**

To agree response.

Committee Clerk to arrange meeting of Councillors with consultant from Barratts.

The Committee Clerk reported that Stroud District Council planning department had informed the Town Council that s.17/1987/OUT, Dudbridge Industrial Estate, is due to be amended and will come before the District's Development Control Committee on 20<sup>th</sup> March 2018.

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