



STONEHOUSE **TOWN COUNCIL**

MINUTES (subject to agreement at the next Panel Meeting) OF A DEVELOPMENT CONTROL PANEL MEETING HELD ON TUESDAY 7th JUNE 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), Tim Jackson (Deputy Convenor), Gwen Atkinson, Ginny Smart

Committee Clerk: Rachel Russell

Also Present: Three members of the public

DC/150 TO RECEIVE APOLOGIES

No apologies were received.

DC/151 TO APPOINT A CONVENOR OF THE PANEL

Cllr. Kambites was proposed as Convenor by Cllr. Jackson, seconded by Cllr. Atkinson - All in favour.

DC/152 TO APPOINT A DEPUTY CONVENOR OF THE PANEL

Cllr. Jackson was proposed as Deputy Convenor by Cllr. Smart, seconded by Cllr. Kambites - All in favour.

DC/153 DECLARATIONS OF INTEREST

There were no declarations of interest.

DC/154 TO APPROVE THE MINUTES OF THE DEVELOPMENT CONTROL PANEL MEETING HELD ON 4th APRIL 2016

The Minutes were approved as a true record.

DC/155 ADJOURNMENT FOR PUBLIC PARTICIPATION

Three members of the public gave comments regarding Planning Application 16/1032/FUL including the following:

- Plot not big enough for the proposed development and not enough parking provided in an area where parking is already a problem.
- A footpath will create a further link between Gloucester Road and Melbourne Close.
- Road access to development will be on Melbourne Close.
- Development is contrary to Local Plan Policy HC1, para. 1.
- Development is out of character with rest of area; it is a terrace whereas most of the housing nearby are 3 or 4 bed detached properties. In a larger plot to the rear of 34/36 Gloucester Road a single 3 bed house was built.

DC/156 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS

16/1032/FUL

Land to Rear Of, 38/40 Gloucester Road, Stonehouse

Erection of terrace of three x 2 bed dwellings, formation of vehicular access and landscaping.

DC/156 (continued)

Objection: The proposed development would be an overdevelopment of the site and fails to meet the requirements of Local Plan Delivery Policy HC1, particularly paragraphs 1, 7 and 9. There is insufficient amenity space and parking for each property. The design of terraced housing is not in keeping with the housing in the surrounding area which are mainly larger, detached properties.

16/0773/FUL Dairy Partners Ltd, Brunel Way, Stonehouse
The extension of existing site car park including the removal of an existing earth bund and provision of new acoustic boundary fence.

Withdrawn for appropriate acoustic surveys to be carried out.

16/0764/FUL Dairy Partners Ltd, Brunel Way, Stonehouse
Removal of an existing earth bund and provision of a new acoustic boundary fence

Withdrawn for appropriate acoustic surveys to be carried out.

16/0984/HHOLD 32 Partridge Close, Stonehouse,
Proposed two storey side extension.

No observations.

16/0922/REM Land Adjoining Station Road, Bristol Road, Stonehouse,
Approval of reserved matters Appearance and Landscaping from appeal APP/C1625/A/13/2195656 (S.12/2538/OUT) - residential development for 49 units, new access way and associated works

Objection: Stonehouse Town Council note that this land is within the area safeguarded for railway facilities within the Local Plan and the application is now contrary to Delivery Policy EI14 in the Local Plan. The landscaping of the site should provide more land for station facilities and parking for a future station. The intention noted in the Local Plan at para 5.72 is relevant:

“The Council will protect a site at Stonehouse (Bristol line) and will explore opportunities to support the re-opening of a station here.”

The site is also within the Industrial Heritage Conservation Area but the design and landscaping proposed do not make any attempt to be in keeping with the Conservation Area.

16/1023/FUL Bath Road Trading Estate, Bath Road, Stroud.
The demolition of existing buildings and the erection of a Class A1 foodstore (1,918 sq m gross floor area) with associated access, car parking and landscaping

Objection: Stonehouse Town Council are concerned about the predicted impact of this development on the retail economy of Stonehouse. The cumulative impact of -14.21% for Stonehouse given in para. 6.44 in the Planning and Retail Statement submitted with the application is greater than the impact on other nearby towns or on other supermarkets within Stroud. If Stroud District Council consider a robust methodology has been used for the retail impact assessment, the negative impact on Stonehouse’s economy should be an important consideration when determining the application.

16/1041/FUL Wycliffe College, Bath Road, Stonehouse, Gloucestershire.
The installation of 2nr temporary Portakabin Limited buildings in a two storey configuration for a period of 78 weeks only for use as day student study areas.

No observations.

DC/156 (continued)

16/1047/HHOLD **1 Melbourne Drive, Stonehouse**
Replace existing conservatory with single storey extension.

No observations.

16/1128/VAR **Wards House, Wycliffe College, Bristol Road, Stonehouse.**
Variation of condition 6 (construction hours) of permission S.16/0254/FUL.
Objection due to the impact of additional noise and disturbance on neighbours including an old people's home.

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

16/1173/TPO **9, Barlow Close**
2x Yew Trees - Cut back overhanging branches by up to approximately 3m

No observations.

16/1091/HHOLD **1 Albany, Stonehouse, Gloucestershire, GL10 2PS.**
Two storey side extension and single storey rear conservatory. Alterations to the access and garden wall.

No observations.

DC/157 **PLANNING APPLICATION CONSULTATIONS WITH REPOSE GIVEN USING DELEGATED POWERS**

16/0661/HHOLD **35 Rosedale Avenue**
Demolition of existing flat roofed garage and construction of new single storey extension to provide a porch to the front and cycle store, WC and utility room to the side.
(No observations)

16/0596/HHOLD **16 Paddock Rise**
Two storey extension to the side of the house, replacing the existing single storey garage
(No observations provided no objections from neighbours)

16/0264/COU **The Ryeford Arms , 12 Ebley Road, Stonehouse, Gloucestershire.**
Change of use of the buildings from C2 (residential institution) to C3 (private dwelling house.)
(Support)

16/0615/HHOLD **31 Laburnum Walk, Stonehouse, Gloucestershire, GL10 2NR.**
Two-storey and single storey extension.
(No observations provided no objections from neighbours)

16/0669/COU **Unit 13, Springfield Business Centre, Brunel Way, Stonehouse.**
Change of Use from B1 (light industrial) and B2 (general industrial) to D2 (personal training fitness studio). Resubmission of S.16/0217/COU.
(Support provided concerns of neighbouring businesses met.)

16/0626/CPL **10 Ryelands Road, Stonehouse**
Single storey extension to rear to provide new garden room, wc/wet room, including a porch to the side.
(Lawful development certificate application; no relevant information held by Stonehouse Town Council.
