



STONEHOUSE TOWN COUNCIL

MINUTES (subject to agreement at the next Panel Meeting) OF AN EXTRAORDINARY DEVELOPMENT CONTROL PANEL MEETING HELD ON MONDAY 16th JULY 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 Gwen Atkinson (Deputy Convenor), Neil Gibbs, Tim Jackson (Convenor), Carol Kambites, David Thorpe, Theresa Watt (part)

DC/269 TO RECEIVE APOLOGIES

No apologies were received.

DC/270 DECLARATIONS OF INTEREST

There were no declarations of interest.

DC/271 ADJOURNMENT FOR PUBLIC PARTICIPATION

There was no call for an adjournment.

DC/272 PLANNING APPLICATIONS REQUIRING TOWN COUNCIL OBSERVATIONS

18/1219/REM Parcel H21 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse.
Reserved Matters Application: Details of the layout, scale, external appearance of the buildings, and the landscaping of the site.

Objection

1. This application does not meet the aim of Stroud District Council's Site Allocations Policy SA2 West of Stonehouse (Local Plan, 2015, para. 3.20) to deliver "a sustainable urban extension to Stonehouse". The application has serious failings particularly in relation to highways safety issues and adequacy of footpath and cycleway design and other matters. **Consent should not be granted until the detailed design is satisfactory.**
2. The detailed objection and recommendation for refusal for this application from Gloucestershire County Council's (GCC's) Highways Authority (6 July 2018) is very concerning at this stage. Issues raised by the Highway Authority at Masterplan stage in relation to the Masterplan for H21 (17/2093/DISCON) have not been dealt with by the applicant in this Reserved Matters Application. Therefore, Stonehouse Town Council supports the comments of the Highway Authority and suggests that the District Council's officer recommendation in the report to the Development Control Committee of: "*Resolve to grant subject to measures to ensure low traffic speeds on the internal road layout*" is inadequate given the significant problems with the current detailed design proposal for Parcel H21.

The current design does not comply with NPPF requirements or the *Stonehouse Neighbourhood Plan policy H2: Ease of Access in New Residential development* which requires that roads are of sufficient width and an appropriate layout to ensure easy two-way vehicular access, without compromising the safety of pedestrians or cyclists.

Consent should not be granted until all the issues identified by GCC Highways Authority are dealt with satisfactorily including:

- **Failure to design a safe and secure layout** that minimises conflict between traffic and cyclists or pedestrians
 - **Failure to provide vehicle tracking to demonstrate two estate cars** can pass through the development; failure to provide further tracking of an estate car and 3 axle refuse vehicle. Associated road widening may be required.
 - **Detailed concerns regarding the safety and practicality of refuse vehicle tracking** presented as part of the current application.
 - **Tracking of parking court is difficult to interpret.**
 - **Links to the footpath around the H21 land parcel should be increased to 3 meters** to allow for shared foot/cycle use.
 - **Need for signing strategy** for routes for cyclists (and pedestrians) to local facilities
 - **Failure to provide way finding measures** in the public realm area suitable for the visually impaired or those with mobility issues
 - **Additional pedestrian visibility splays** needed
 - **Additional measures to discourage on street parking** needed
3. Stonehouse Town Council's objections to the Masterplan for H21 (17/2093/DISCON) still stand as **further measures are needed to improve pedestrian and cycle access.** Consideration needs to be given as to how cyclists will travel around this area and into Stonehouse in order to comply with *Stonehouse Neighbourhood Plan Policy T6: New Development and Cycle links to the Town Centre* and *Stonehouse Neighbourhood Plan Policy T8: Improving Key Pedestrian and Cycle Links.*
- **Paths intended for shared used by pedestrians and cyclists must be of an appropriate width and construction.**
 - **A signage scheme** for pedestrians and cyclists showing routes to retail, leisure and employment areas as well as schools would be welcome.
 - **A meeting should take place between the developer with GCC's Public Rights of Way Officer** as requested in her e-mail of 10th January 2018 in response to the consultation on the Masterplan for H21:
 - To provide details of the diversions, widths and specifications for all diverted footpaths
 - To assess proposals for all of the paths crossing West of Stonehouse
4. Is Stroud District Council **satisfied that Condition 32 (Flood Risk)** of the outline planning permission for West of Stonehouse (14/0810/OUT) **has been met** in relation to area H21?
5. **Is any cycle storage provision included** in the design in line with *Stroud District Local Plan Delivery Policy E12 Promoting transport choice and accessibility?*
6. **A central, green space**, overlooked by housing, where people, including children, could meet would encourage a sense of community and improve the design of this area.

It was agreed that the response above should be circulated to the County Councillor, Ward Councillors, members of Stroud District Council's Development Control Committee and Eastington Parish Council.

Committee Clerk asked to advise Stroud District Council that a representative from Stonehouse Town Council would attend the Development Control Committee meeting on 24th July 2018.
