



**Minutes (subject to agreement at the next Committee meeting) of a meeting of the Town Environment Committee held on Monday 25<sup>th</sup> November 2019 at 7pm in Stonehouse Community Centre, Laburnum Walk, Stonehouse, GL10 2NS**

**Present:** Councillors Gwen Atkinson, Debbie Curtis, Neil Gibbs (Chair/Mayor), Tim Jackson (Deputy Convenor), Carol Kambites (Convenor, Vice Chair/Vice Mayor), Kevin Parsons, Jennie Smith.

**In attendance:** 2 Stonehouse residents, 5 Kings Stanley residents, Mr Nick Bowklett, District Councillors Gary Powell and Mattie Ross.

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### **Public questions**

A resident explained that his family would like to donate a tree in memory of Jack Wright a well known local resident. He understood the tree would become the Town Council's property and the family were willing to pay for the tree, a small plaque and installation.

Mr Nick Bowklett advised that 50 letters from Stonehouse businesses had been placed on Stroud District Council's planning portal in relation to planning application 19/1905/FUL with information redacted reducing their apparent relevance to the application. He confirmed that the roof has been altered to allow for solar panels. He had been advised that Stonehouse Town Council could also request for the application to be called in to Committee although a Cainscross Ward councillor has already done so.

Five residents from Mill Row Cottages expressed concern regarding developer's hoarding close to their property making access hazardous. The hoarding has been up since January although no work was been done since August.

### **A G E N D A**

**E/83 To receive apologies**

There were no apologies.

**E/84 Declarations of Interest**

No interests were declared. Cllr. Kambites reminded councillors to provide updated Declarations of interest should any relevant circumstances change such as a new job or property.

**E/85 To approve the minutes of the Town Environment Committee meeting held on 28<sup>th</sup> October 2019**

The minutes of 28<sup>th</sup> October 2019 were approved as a true record. Five in favour, two absentions.

**E/96 To consider a proposal for a commemorative tree**

Cllr. Kambites moved items E/96 and E/97 forward. All were in favour of accepting a commemorative tree with a small plaque subject to family members meeting with Cllr. John Parker to agree a location and type of tree.

Cllr. Kambites thanked the family for their offer and asked if they had any initial ideas on location. Family are willing to fit in with the Council's planting plan although a location near Park School may be particularly suitable. Family agreed for contact details to be passed to Cllr. Parker.

**E/97 To note letter received regarding roadside hoarding at Stanley Mills site and consider further action.**

The Deputy Clerk reported that she had responded to a letter from the Mill Cottages Management Committee with advice to contact Stroud District Council Planning Enforcement, the developer's agent, District Councillors and County Councillor. The site is within Kings Stanley parish so she had copied the letter to the Clerk.

**It was agreed that Stonehouse Town Council would contact Planning Enforcement regarding this issue and advise Kings Stanley Parish Council that they had done so.**

**E/86 To comment on the following planning application and consider whether to call the application in to Stroud District Council's Development Control Committee 19/1905/FUL Land Near Horsetrough Roundabout, Ebley Road, Stonehouse, Erection of Auction Showroom (Sui Generis) along with associated parking and landscaping. Resubmission of S.18/0105/FUL**

A report prepared by the Deputy Clerk on the benefits and risks of supporting the application had been circulated before the meeting.

Mr Bowklett confirmed that electric vehicle charging points would be provided within the car park and also one in a parking area for 4 to 5 cars accessible at all times, subject to infrastructure being available. Either works will be completed as agreed with Boatmobility or a monetary contribution paid.

The following comments were agreed:

**SUPPORT AND REQUEST CALL IN: The following exceptional circumstances and overriding benefits apply to this application and are justifications to both support the application and request that is called in for consideration by the Development Control Committee.**

**a) The application fits well with most of the Strategic Objectives of the current Local Plan (SDC Local Plan November 2015 para 2.6).**

**SO2 Local Economy and Jobs:** The proposed development will enhance the local economy and provide jobs as well as encouraging visitors to the auction site itself and the enhanced canal area proposed as a benefit of the development. The nature of the applicant's business means that a considerable proportion of the turnover is returned to local people selling items at auction. We note that the application has considerable support from Stonehouse businesses.

**SO3 Town Centres and Rural Hinterland:** It is located close to Stonehouse Town Centre and the canal, providing a potential link site which may encourage visitors to the canal and Stroud Auctions to use town centre facilities.

**SO4 Transport and Travel:** The site is close to good public transport links including a major cycle path, bus routes and Stonehouse Station.

**SO5 Climate Change:** The design makes some attempt to minimise its carbon footprint by including PV panels and the provision of electric car charging points in car parks.

**SO6 Our District's Distinctive Qualities:** The buildings are designed to blend in by having a low roof line and using timber, brick and glazing. The design does not dominate the landscape. The smaller scale business use fits with the original ethos of the canal as a place of work and would therefore not be detrimental to the rural and industrial character of the site.

**b) Canal restoration and improving links between the canal and town centre**  
The applicant has worked closely with Stroud Valleys Canal Company and will contribute towards restoration and improvement work close to the site and will allow some use of their car parking and public access to the moorings across their land. They have also worked with the Boatmobility project and will either carry out works or make a contribution to the latter. The proposed development fits with an aim of ensuring that the Cotswolds Canals restoration plays a positive role in the District (SDC Local Plan, Nov 2015, paras 89-92). The development would also “improve physical accessibility between canal and town centre” (SDC Local Plan Nov 2015, para 3.17/5), one of the guiding principles for development in the Stonehouse cluster.

**c) The proposed development meets some of the requirements of CP11: New Employment Development.** It appears to be of a type and scale of activity that does not harm the character, appearance or environment of the site or its surroundings or to the amenity of occupiers of nearby Properties. It is readily accessible by public transport, bicycle and foot. It has a layout, access, parking, landscaping and facilities that are appropriate to the site and its surroundings. There is some use of sustainable construction techniques and provision for renewable or low carbon energy sources in association with the proposed development.

**d) An argument could be made that it meets the requirement of CP15: A quality living and working countryside,** which is concerned with development outside settlement boundaries, in that the proposal would “support the rural economy” by providing employment and encouraging visitors to the area. The proposed access to the canal and additional moorings etc will “promote public enjoyment of the countryside”. The developer has made some effort to find an alternative site with no success.

**E/87 To comment on planning applications as listed**

The following comments were agreed.

**19/2282/FUL Dairy Partners Ltd, Brunel Way, Stonehouse, Gloucestershire.**  
Proposed vehicle parking area

**OBJECT:** The proposed development is likely to lead to loss of amenity for neighbours. The alteration of the bund and location of parking could lead to noise and disturbance as well as additional smell and noise from traffic.

**19/2323/HHOLD 46 Cotswold Green, Stonehouse, Gloucestershire, GL10 2ET.**  
Replacement garage with room over

**OBJECT:** The proposed development is large and not in keeping with the area. It is likely to cause loss amenity to neighbours by reducing sunlight to a garden and overlooking property.

**19/1122/REM** Parcel PS1 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse.

Reserved Matters Application for the new primary school and nursery.

**Comment:** The increase in cycle parking places is welcome. It is disappointing that the proposal does not include PV panels.

**19/2325/FUL** Fieldview, Pearcroft Road, Stonehouse, Gloucestershire.  
Alteration of existing roof pitch

No objection.

**19/2317/HHOLD** 7 Downton Road, Bridgend, Stonehouse, Gloucestershire  
Single storey side extension

**19/035/APPREF** Ecotricity Group Limited, Public Inquiry appeal notification FGR Stadium Eastington APP/C1625/W/19/3239244

Land at M5 Junction 13 West Of Stonehouse Eastington Gloucestershire

The Committee Clerk advised that this appeal was in relation to refusal of 16/0043/OUT. There is a current application from the same applicant, 19/1418/OUT, not yet decided. The Committee did not wish to send any additional comments regarding the appeal.

**E/88** To receive report on planning decisions received from Stroud District Council, 21<sup>st</sup> October to 18<sup>th</sup> November 2019

The report was noted.

**E/89** To receive a report on progress towards the re-opening of Bristol Road Station. Cllr. Gibbs gave a verbal report of a meeting held by Stonehouse Rail Futures. It was agreed to arrange a stakeholder meeting in January once MP for area elected; invitees to include MP, Gfirst LEP, Gloucestershire County Council, Stroud District Council.

**E/90** To consider a draft response to draft Stroud District Council Local Plan for recommendation to full Town Council.

A report on a draft response was circulated before the meeting by the Deputy Clerk.

The Committee agreed the following additional comments:

**Both draft site allocations PS19a and PS20 should include direct, sustainable walking and cycling routes into Stonehouse as conditions.**

**Regarding draft site allocation PS17, add that Stonehouse Town Council previously agreed to no longer support a footway over the railway in this location due to the difficulty of providing it.**

**Recommendation to full Town Council: To approve the proposed draft response to the consultation on a draft Local Plan with the inclusion of the additional comments as noted above.**

**E/91** To consider a timetable for the review of the Stonehouse Neighbourhood Plan  
Deputy Clerk to report to second meeting of 2020 with a proposed procedure and timetable.

**E/92** To give a verbal report on GFirst LEP consultation event on draft Industrial Strategy 6 November 2019

Cllr. Kambites gave a verbal report. GFirst Lep's presentation focused on how environmental technology could attract investment. Cllr. Kambites made the point

at the presentation that there was a need for major infrastructure projects to be green with the emphasis on rail rather than road and raised the benefits of re-opening Bristol Road station.

**E/93 To note local information survey received regarding Cotswold Canals Connected National Lottery Heritage Fund bid and consider response.**

Cllr. Gibbs gave a verbal report from Canals Consultative Group. Phase 1B from Stonehouse to Saul due to start. Work to rail bridge at Stonehouse Ocean to take place September 2021. A visitors' carpark may be provided at Fromebridge. Project is looking for volunteers for all types of work.

**Survey response to be drafted by Canal Rejuvenation Working Group, circulated to all councillors for comments.** Deputy Clerk to find out deadline for return.

**E/94 To receive verbal report on Stonehouse in Bloom**

Cllr. Curtis gave a brief verbal report. Bloomers Café has been made very welcome at Bethel Church and are very grateful for this. Café continues to be very popular. To meet challenges of national competition, Stonehouse In Bloom need to engage businesses.

County Councillor Williams, Dan Tiffney of GCC and Town Clerk have walked around town to note public realm points to improve. Town Clerk is working on an action plan.

District Cllr. Powell thanks Cllr. Gibbs for offering funding to provide volunteer clothing.

Cllr. Parsons reported that landlords of Globe Inn very happy to continue their involvement with In Bloom

**E/95 To consider a draft Environment Committee budget for 2020/21**

The following comments were made:

Street furniture/bus shelter budget includes an element as a depreciation fund for existing bus shelters.

In Bloom budget was overspent last year, due to additional watering costs caused by needing to use contractor. Level of 20/21 budget proposed would be welcome, given demands of entering at a national level.

Need for £10,000 for Christmas Lights was queried. It was suggested that savings on this budget could be used to increase a Town events budget.

**E/98 To consider a suggestion for a Happy to Chat bench**

A proposal for Happy to Chat benches had been received from Stroud District Council. The Committee were happy for Happy to Chat signs to be put on some Council benches for example outside Town Hall, outside Co-op, Town Green and Rest Garden.

**E/99 To agreed date of Environment Committee meeting in December 2019**

An additional Environment Committee meeting on 16 December 2019 was agreed, mainly to respond to planning applications.