



Minutes (subject to agreement at the next Committee meeting) of a virtual meeting on Microsoft TEAMS of the Town Environment Committee held on Monday 2nd November 2020 at 7pm.

Present: Councillors Debbie Curtis, Carol Kambites (Convenor, Vice Chair/Vice Mayor), Neil Gibbs (Chair/Mayor), Jennie Smith

In attendance: Nine residents, Rachel Russell, Deputy Clerk (minutes),

Public Participation

Cllr. Kambites welcomed residents and explained there were 15 minutes for questions or information in relation to agenda items. The following comments were made in relation to planning application 21/2161/FUL (agenda item E211):

- Community benefit offered in application is limited: only for use of a single hockey pitch.
- A personal experience of booking Wycliffe facilities for a local football team was that the process was not simple with requirements for insurance and having a Wycliffe staff member on site. Resident reported that the cost was higher than comparable local facilities and it was difficult to book a time.
- Stonehouse Neighbourhood Plan policy on views identifies views of Doverow and the Cotswold escarpment as important to the town. The development would obscure those views.
- The application is not in line with Local Plan policy ES13 which requires no harm to spaces which created focal points; Berryfield creates a focal point. Also, the application does not demonstrate a surplus of open space provision to meet current and future needs.
- The development would create extra traffic and there is no clear plan for a safe entrance and exit to housing. Near accidents have been reported when vehicles turning right off A419.
- Entrance would be a dangerous turning and cars seem to be going faster after changes to A419.
- Covid restrictions make it difficult to meet with others and discuss and organise responses to the application.
- A resident reported it is not possible to speak to anyone at Stroud District Council directly as they are working from home and this can cause delays in obtaining information. Current restrictions make it difficult for some people to engage with planning process, for example those who don't have access to the internet or are not used to on line communication.

Cllr. Kambites thanked residents for comments and advised residents should direct comments regarding engagement in the planning process to Stroud District Council.

A G E N D A

E/207 To receive apologies

Apologies were received from Cllrs. Tim Jackson (Deputy Convenor) and Kevin Parsons.

E/208 Declarations of Interest

Cllr Gibbs declared an interest in E/210 and application 21/2161/FUL under E/211 (wife employed at Wycliffe) and did not participate in the discussion on these items.

E/209 To approve the minutes of the Town Environment Committee meeting held on 5th October 2020

The minutes of 5th October 2020 were approved as a true record.

E/210 To note response received to comments on pre application planning information received in relation to development proposals by Wycliffe College for the Preparatory School and Berryfield.

The response was noted. Although this response referred to a Transport Assessment and Ecological Impact Assessment, these documents are not currently available to view with the other planning application submission documents on Stroud District Council's website.

E/211 To comment on planning applications as listed

20/2161/FUL The Berryfield Sports Field, Bristol Road Old, Stonehouse,
Erection of 52 dwellings with associated access, parking & landscaping, together with a new sports pavilion with associated facilities.

RECOMMENDATION ON RESPONSE TO FULL TOWN COUNCIL: OBJECTION

- a) The application does not meet the requirements of Local Plan Policy ES13. It has not been demonstrated that there is a surplus of open space provision in the area to meet current and future needs or that the replacement facility provides a net benefit to the community in terms of quality, availability and accessibility of open space or recreational opportunities.
- b) Analysis done for current Local Plan review concludes there isn't a shortfall of recreation/play space in Stonehouse area but there are shortfalls in allotments, amenity green space and youth play space. In addition, although there is sufficient supply of parks and recreation grounds and children's play space this does not mean they are surplus, as any loss of facilities may result in gaps in access and the Stonehouse area is under development pressure with major new housing estates being constructed and planned.
- c) The application fails to demonstrate a net benefit to the community in terms of access to recreational facilities. The proposed Community Use Agreement seems minimal as it covers the use of one pitch for hockey. There could be more commitment to offering the sporting facilities Wycliffe owns for community use.
- d) There are significant concerns about the safety of road access to the site between A419 and Bristol Road and the impact of additional traffic in the area. The A419 is a busy main route and the turning into and out of the access to the proposed development could be hazardous. No Transport Assessment was currently available with the application.

e) The site layout and access leads to detriment to the amenity of some neighbours:

- the location of the proposed parking is very close to existing housing and there is a question of whether there is a need for further parking.
- the location of the stadium is much closer to housing than the existing pavilion.
- the location of the housing would be very close to existing housing at Laburnum Mews.

Residents have raised concerns about the impact of traffic, parking, noise, and loss of light. Stonehouse Town Council has received eighteen objections from residents to the proposals. The Town Clerk and three town councillors have visited the site.

- f) The loss of green open space will cause loss of views from some areas. Stonehouse Neighbourhood Plan policy ENV6 identifies views to the Cotswold escarpment and to Doverow Hill as important to the town and the proposed development will cause loss of views.
- g) The lack of an on site play area should be questioned. Equipment for younger children should be provided.
- h) No Ecology and Biodiversity Assessment is currently available so it is not clear that the environmental impact, particularly on Great Crested Newts, has been fully considered.
- i) The design of the housing should take account the need for zero carbon housing developments required in the emerging draft Local Plan.

20/2121/HHOLD 80 Woodcock Lane, Stonehouse, Gloucestershire, GL10 2ER.
Disabled access ramp to front elevation

20/2135/HHOLD 80 Woodcock Lane, Stonehouse, Gloucestershire, GL10 2ER.
Erection of a single storey side extension to an existing outbuilding to create annexe.

COMMENT: No objection provided that there are no objections from neighbours, and that an arboreal impact assessment and mitigation measures for protected species are carried out as advised.

20/2206/HHOLD Court Farm, Bristol Road, Stonehouse, Gloucestershire.
20/2207/LBC Minor internal alterations, and single storey rear extension to existing dwelling
No observations

20/2176/ADV Street Record, Great Oldbury Drive, Great Oldbury, Gloucestershire.
Totem style sign showing the proposed developers.
COMMENT: The proposed sign is very large and could be reduced in size.

The following applications were not included on the agenda or were received after the agenda had been prepared:

20/1955/HHOLD 10 Crescent Close, Bridgend, Stonehouse, Gloucestershire.
Extension to side and rear and rebuild porch
COMMENT: No objections provided there are no objections from neighbours.

20/2066/MINAM Parcels, H1-H5 And H8-H10, Phase 1 Land West Of Stonehouse, Grove Lane, Westend.

Minor amendment of S.20/1237/MINAM - to extend working hours on site between the period of 5th October 2020 through to 1st April 2021

OBJECTION: Eastington Parish Council's objections are supported. Outdoor working, use of lighting and deliveries should be limited to 7.30am to 6pm to limit noise and disturbance to residents. Working inside could continue to 9pm provided that contractors park considerately.

20/2024/HHOLD 16 Crescent Road, Bridgend, Stonehouse, Gloucestershire.

Proposed rear and side extension

COMMENT: No objection provided there are no objection from neighbours and biodiversity officer's comments are taken into account.

20/2080/TPO 7 Barlow Close, Stonehouse, Gloucestershire, GL10 3QP.

Tree Preservation Order: 4x Yew Trees - Cut back overhanging branches by up to approximately 3m and reduce the height of trees by up to 2m

COMMENT: The work should be specified by a well qualified arborist and carried out by a qualified tree surgeon/arborist.

20/2205/HHOLD Pound Orchard, St Cyril's Road, Stonehouse, Gloucestershire.

The removal of the existing conservatory, the construction of a single storey extension, improvements to the existing utility room & construction of a car port.

COMMENT: No objection. It is suggested that the materials used to construct the car port are chosen to be in keeping in with the character and appearance of the existing street scene.

Seven residents left the meeting.

E/212 To receive a report on planning decisions received from Stroud District Council, 29th September 2020 to 26th October 2020

The report was noted.

E/213 To note comment on planning application consultation given using delegated powers

The following response was given using delegated powers due to meet the response deadline.

19/2282/FUL Dairy Partners Ltd, Brunel Way, Stonehouse

REVISED CONSULTATION: Proposed vehicle parking area (379834-205999)

No objection to the revised design so long as Environmental Health Officer's proposed conditions are met and enforced. The car park surface should be constructed with a permeable surface.

E/214 To consider response to Stroud District Local Plan Review: Additional housing options consultation

It was agreed that the response would be in line with the Town Council's previous response to the Local Plan Review in supporting a strategy of concentrating growth

at larger towns with lesser growth in smaller settlements. The use of brownfield sites should be prioritised. New developments should be planned with good access to existing settlements where relevant to help with the integration of new and existing communities.

Some councillors and members of the public commented that the consultation documents were hard to engage with and Plain English summaries might be useful.

E/215 To note proposals received from Gloucestershire County Council (GCC) regarding road safety and the A419 alterations and agree further action

The proposals outlined by GCC's Major Project Manager -Major Projects in e-mails of 9 October and 16 October 2020 were noted.

Cllr. Gibbs reported back from a site meeting on 2 November with three GCC officers and a resident. Various options were considered in relation to the following issues:

- Horsetrough feeder lane - hazards to cyclists and pedestrians
- Lane marking on Ebley by pass/Horsetrough roundabout
- Cycleway towards A38
- Downton Road crossing: adjustments for cyclists.
- Bath Road: improvements to visibility splays.

GCC officer will circulate notes of meeting which can be considered at Town Environment Committee.

E/216 To note change of GCC Local Highways Manager

Daniel Tiffney is moving on to another post in GCC Highways, Harriet Osburn will be taking up the Local Highways Manager post.

E/217 To note closure of Stroud District Road Safety Group (SDRSG)

SDRSG have ceased activities. The total funds remaining in the SDRSG account at the end of the year will be divided equally amongst the 20 councils who financially supported the group. The mobile Vehicle Activated Signs purchased by the group are to be sold off.

E/218 To receive an update on progress towards re-opening Stroudwater Station at Bristol Road. Stonehouse and consider change of name to Working Group

Cllr. Kambites reported that the working group had met with Network Rail who gave useful advice and recommended further engagement with GCC and the train operating companies. Siobhan Baillie MP has arranged a meeting with GCC re the station proposal.

It was **agreed** to change the name of the working group to the Stroudwater Station Working Group.

E/219 To consider writing to GCC with an additional request for the Stroudwater Station proposal to be included in the draft Local Transport Plan.

Further to the Town Council's response to the consultation on GCC's draft Local Transport Plan, it was **agreed** to make an additional written request.

E/220 To approve payments as listed

Payments of £15,179.34 as listed were **approved**. All in favour.

E/221 To receive a report on the Committee budget

The report was noted.

E/222 To consider draft Committee budget for 2021-2022

The draft Committee budget was noted.

E/223 To consider proposal from Support Stonehouse Working Group for provision of household and toiletry items for distribution by All Pulling Together

It was **agreed** that funding of up to £2,000 could be provided to pay for household and toiletry items for distribution by All Pulling Together in line with the estimated costs provided and the decision made by Town Council on 19 October 2020 (TC2490). All in favour.

E/224 To receive reports from working groups:

Events, High Street, Transport and Highways

A Remembrance Sunday provisional plan had been made compliant with Tier 1 Covid restrictions.

High Street: quotes are being sought for planter scheme on High Street and a scale plan will be sent to GCC.

E/225 To receive an update from In Bloom

Cllr. Curtis reported that In Bloom members would meet in twos to continue work. Trees for Old Chapel Garden would be delivered soon. Some of these have been kindly donated by residents in memory of family members.

Cllr Gibbs advised the Rotary Club can donate more crocus bulbs in support of their eradication of polio campaign.

E/226 Date of next Environment Committee meeting: 7th December 2020