



**Minutes (subject to agreement at the next Committee meeting) of a meeting of the Town Environment Committee at the Library, High Street, Stonehouse, GL10 2NG held on Monday 13<sup>th</sup> December 2021 at 7pm.**

**Present:** Councillors Rachel Armstrong, Carol Kambites (Vice Chair of Council, Committee Chair), Neil Gibbs, Gary Powell (Chair of Council), Val Randell, Pam Swain, Keith Terry.

**In attendance:** Two residents, Rachel Russell, Deputy Clerk (Minutes)

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### **Public Participation**

Two residents spoke regarding planning application 21/2701/FUL by Dairy Partners Ltd. A resident explained that the site is between residential areas. He had spoken to Pentadel, a project management company working on the application. They had advised him that drainage and other works were required around the earth bund, originally built to block noise from the site. The works entailed accessing the site along a narrow path, removing a section of the bund, building a concrete/stone wall and providing a concrete base for refrigeration units. The detail of this work is not clear from the documents shown on line in relation to the application. The resident wants to see an acoustic report and is concerned about the lack of detail on any work to the bund and on the dimensions of the proposed wall.

Another resident was concerned that the bund might be taken down. She advised that there was a planning condition that the bund should be planted but this had never been done.

### **E/439 To receive apologies**

Apologies were received from Cllr David Thorpe.

### **E/440 Declarations of Interest**

There were no declarations of interest.

### **E/441 To approve the minutes of the Town Environment Committee meeting held on 22<sup>nd</sup> November 2021**

The minutes of the meeting of 22<sup>nd</sup> November 2021 were **agreed** as a true record. All in favour.

### **E/442 To comment on planning applications as listed**

**21/2701/FUL Dairy Partners Ltd, Brunel Way, Stonehouse, Gloucestershire.**  
Renovation and extension of an existing use class B2 food production facility and associated yard and landscape works.

**OBJECTION:** The application documents are not full or clear, particularly in relation to work to and around the existing bund. Insufficient information is included on the planned works, access during the works and impact on residents especially in relation to construction work and noise from the factory. Clear information is required to demonstrate that residents will not be inconvenienced during and after construction. A planning officer should visit the site to consider the plans in detail. Full plans and information should be available on-line. The conditions of 08/1673/DISCON have not been met; Condition 6 required compliance with Plan reference 645-wd-103 in relation to the acoustic fence and bund details; this condition has still not been met as no shrub planting has been carried out on the bund.

Two residents left the meeting.

**21/2449/HHOLD** 10 Kings Road, Stonehouse, Gloucestershire, GL10 2EZ.  
Erection of single storey rear extensions  
No observations.

**21/2744/REM** Parcel H17, H18 & H20 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse.

Reserved Matters Application: Erection of 131 no. dwellings, landscaping, infrastructure & associated works pursuant to outline planning permission S.14/0810/OUT.

**COMMENT:** Tree planting and landscaping schemes should be high quality and sustainable. All trees and planting should be appropriate for the location, and aftercare and maintenance must be considered. Trees and other plants should be sourced from nurseries with appropriate biosecurity credentials; UK-grown where possible or, if imported, then quarantined for an appropriate period of time.

Stonehouse Town Council has adopted [The Stonehouse Community Arboretum Management Plan](#) - A tree and woodland strategy for Stonehouse; the proposed tree planting and landscaping scheme should take account of the guidance in Chapter 6 on new tree planting.

Eastington Parish Council's comments are supported.

**21/2762/HHOLD** 97 Ryelands Road, Stonehouse, Gloucestershire, GL10 2PG.  
Erection of rear extension  
No objection if no objections from neighbours.

**21/2606/HHOLD** 45 Crescent Road, Bridgend, Stonehouse, Gloucestershire.  
Proposed single storey side and rear extensions. Dormer extension  
No objection if no objections from neighbours.

**21/2758/REM** Unit 1 Parcel E4 Land West of Stonehouse, Grove Lane, Westend, Stonehouse.

Reserved Matters application for a proposed employment development (Class B2/B8) pursuant to outline planning permission S.14/0810/OUT including details of landscaping, design, scale, and layout.

**OBJECTION:** The route of the footpath diversion is not clear.

The number of bike parking spaces and car electric charging posts should be increased. The energy statement is inadequate; the opportunity to use green technology, for example PV solar panels, should be embraced in line with the emerging Stroud District Local Plan Strategic Objective SO5: Climate Change and Environmental Limits and

consideration given to ensuring that the design aims for zero carbon development, sustainable construction techniques and provision of renewable or low carbon energy sources.

The proposed size and possible height for Unit 1 is concerning: it could overlook and reduce light to the housing and gardens close by; a study of the shade cast by the proposed structure should be required. The unit could be visually oppressive and out of character when viewed from the Oldends Lane area recreation ground. Consideration should be given to smaller units in this area more suited to the residential and semi-rural context.

Tree planting and landscaping schemes should be high quality and sustainable. All trees and planting should be appropriate for the location, and aftercare and maintenance must be considered. Trees and other plants should be sourced from nurseries with appropriate biosecurity credentials; UK-grown where possible or, if imported, then quarantined for an appropriate period of time.

Stonehouse Town Council has adopted The Stonehouse Community Arboretum Management Plan - A tree and woodland strategy for Stonehouse; the proposed tree planting and landscaping scheme should take account of the guidance in Chapter 6 on new tree planting. Stonehouse Town Council would welcome an opportunity to meet with planners to discuss the application of The Stonehouse Community Arboretum Management Plan in the context of major development in the Stonehouse area.

21/2759/REM

Unit 2 Parcel E4, Land West Of Stonehouse, Grove Lane, Westend.

Reserved Matters application for a proposed employment development (Class B2/B8) pursuant to outline planning permission S.14/0810/OUT including details of landscaping, design, scale, and appearance

**OBJECTION:** The route of the footpath diversion is not clear.

The number of bike parking spaces and car electric charging posts should be increased. The energy statement is inadequate; the opportunity to use green technology, for example PV solar panels, should be embraced in line with the emerging Stroud District Local Plan Strategic Objective SO5: Climate Change and Environmental Limits and consideration given to ensuring that the design aims for zero carbon development, sustainable construction techniques and provision of renewable or low carbon energy sources.

The proposed size and possible height for Unit 2 is concerning: it could overlook and reduce light to the housing and gardens close by; a study of the shade cast by the proposed structure should be required. The unit could be visually oppressive and out of character when viewed from the Oldends Lane area recreation ground. Consideration should be given to smaller units in this area more suited to the residential and semi-rural context.

Tree planting and landscaping schemes should be high quality and sustainable. All trees and planting should be appropriate for the location, and aftercare and maintenance must be considered. Trees and other plants should be sourced from nurseries with appropriate biosecurity credentials; UK-grown where possible or, if imported, then quarantined for an appropriate period of time.

Stonehouse Town Council has adopted The Stonehouse Community Arboretum Management Plan - A tree and woodland strategy for Stonehouse; the proposed tree

planting and landscaping scheme should take account of the guidance in Chapter 6 on new tree planting. Stonehouse Town Council would welcome an opportunity to meet with planners to discuss the application of The Stonehouse Community Arboretum Management Plan in the context of major development in the Stonehouse area.

**21/2815/REM** Phase 4B Land West of Stonehouse, Great Oldbury Drive, Great Oldbury.

Reserved Matters Application: Phase 4B Primary Infrastructure (Highway)

No observations.

Notification of the following planning consultation was received after the agenda had been prepared:

**21/2883/FUL** Land At The Rear Of 42, High Street, Stonehouse,  
Demolition of storage buildings and erection of a two bed detached single storey dwelling including change of use to residential

**SUPPORT:** The proposal is supported, subject to the Environmental Health Officer's requirements being met; there is a need for smaller unit housing in Stonehouse.

**E/443** To receive a report on planning decisions received from Stroud District Council, 16 November 2021 to 6 December 2021

The report was noted.

**E/444** To note meeting with site owner re 21/1712/VAR Land Adjoining Station Road, Bristol Road, Stonehouse and agree action

Cllr Kambites reported on a meeting attended by herself, Deputy Clerk and the site owner where an option was discussed of the Town Council's objection to 21/1712/VAR being withdrawn should the bus turning circle be secured by a planning condition or other mechanism with a similar weight. The Deputy Clerk reported that she had asked the planning officer about a possible planning condition and he had confirmed that he was examining options with GCC Highways.

**E/445** To receive a report on the Committee budget

The report to 7 December 2021 with income at £10,359.56 and expenditure at £47,702.45 was noted.

The Deputy Clerk reported that a number of reserves movements and virements were needed; these would be put to Town Council in January for approval.

The Deputy Clerk reported that a replacement bin for Laburnum Field was needed due to damage to the existing bin, cost to be met from Amenity Areas budget. Deputy Clerk to put forward to Town Clerk requests for replacement bins at Upper Queens Road and Downton Road as existing bins are small and not enclosed.

**E/446** To consider a request from Stonehouse Climate Action Forum to continue Air Quality Monitoring for a further year from April 2022 and to fund a Climate Change Fair in 2022.

It was **agreed** to continue Air Quality Monitoring from April 2022, cost to be met from 2021-2022 Climate Change budget. All in favour.

It was **agreed** to fund a repeat of the Climate Action Fayre held in February 2020 in March 2022; estimated costs of £350 to be met from Climate Change budget.

**E/447 To consider Town Environment Committee budget for 2022/2023**

The Committee made the following comments:

- That an earmarked reserves for the Stagholt allotment extension is increased to £10,000.
- Consideration is given to the maintenance cost for the land at Court View which the Town Council proposes to adopt.

**E/448 To agree a response to the Stroud District Council Canals Vision Survey**

A response for both Stonehouse and Ryeford areas was agreed.

**E/449 To receive report on progress of Restoring Your Railways scheme - re-opening of Stonehouse Bristol Road Station**

Councillor Kambites reported that she, the Deputy Clerk and an SDC officer had attended a meeting with Restoring Your Railways, Network Rail and GWR. The Re-opening Stonehouse Bristol Road station scheme has a lead officer from each organisation. The funding is for a Strategic Outline Business Case (SOBC). Network Rail advised that this should be supported by a capacity study and they recommended this be undertaken by them. SDC plan to tender shortly for a consultant to undertake the SOBC. Deputy Clerk advised that there is currently limited staff capacity within both SDC and the Town Council for this project.

It was **noted** that matters for consideration by HR Sub Committee included the Town Council's need for increased administrative support and action regarding the previously agreed funding for a Project Officer role.

**E/450 To consider applying for Tree Preservation Orders for three trees in Verney Fields**

Cllr Armstrong was thanked for preparing the applications.

It was **agreed** that the Deputy Clerk would send the applications to Stroud District Council.

**E/451 To consider a proposal regarding the lease of Verney Fields, Stonehouse.**

Some councillors expressed concern regarding using precept funds to pay for a lease. The potential of the site to give access to Doverow Wood was acknowledged.

Deputy Clerk to contact Land Agent for the land for further information.

**E/452 To receive update from Stonehouse in Bloom**

Cllr. Swain gave a brief update.

**E/453 To receive reports from Working Groups and consider recommendations.  
Canal Rejuvenation Working Group, Events, Public Rights of Way (PROW),  
Recreation Working Group, Transport and Highways**

**Canal Rejuvenation Working Group:** consultation results are being disseminated.

**Events:** Very successful Goodwill and Carol Float events have been held. Thanks were given to Cllr Swain and Jayne Bailey, Customer Services and Communications Officer for their hard work.

**PROW:** Meeting with landowners at Westrip Farm to be held in January.

**Recreation Working Group:** Cllr. Gibbs gave a brief update:

- Planning consent for allotment extension is required. Allotments Association to provide revised plan after discussion during a site meeting.

- More detailed legal advice to be sought.
- Consultation on both allotments and nature site proposals for Stagholt to start in January 2022.

**Transport and Highways: Cllr. Terry is setting up a meeting for January 2022.**

- Working Group needs to look at actions required as a result of the recent Accessibility Report.
- There has been some improvement in bus services, although cancellations still occurring.

**E/454 Date of next Environment Committee meeting: 17 January 2021**

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# Financial Budget Comparison

## for Town Environment Committee

Comparison between 01/04/21 and 07/12/21 inclusive. Includes due and unpaid transactions.

Excludes transactions with an invoice date prior to 01/04/21

		2021/2022	Reserve	Actual Net	Balance	Variance
<b>INCOME</b>						
<b>Town Environment Committee</b>						
200	Stonehouse in Bloom	£0.00	£1,646.00	£1,646.00	£0.00	0.00%
205	Event Income/Donations	£0.00	£0.00	£700.00	£700.00	100.00%
210	Planting Sponsorship	£0.00	£0.00	£0.00	£0.00	0.00%
215	Grants	£0.00	£3,997.33	£8,013.56	£4,016.23	100.00%
<b>Total Town Environment Committee</b>		£0.00	£5,643.33	£10,359.56	£4,716.23	100.00%
<b>EXPENDITURE</b>						
<b>Town Environment Committee</b>						
1190	Amenity Areas	£37,500.00	£11,983.00	£30,462.50	£19,020.50	-50.72%
2000	Christmas Lights	£5,000.00	£0.00	£0.00	£5,000.00	-100.00%
2005	Climate Change	£2,000.00	£0.00	£0.00	£2,000.00	-100.00%
2010	In Bloom	£7,000.00	£0.00	£6,374.54	£625.46	-8.94%
2020	Street Furniture/Bus Shelters	£2,000.00	£0.00	£2,912.46	-£912.46	45.62%
2030	Traffic Calming/Transport Studies	£0.00	£0.00	£0.00	£0.00	0.00%
2040	Town Greens Maintenance	£0.00	£0.00	£0.00	£0.00	0.00%
2050	Cultural Events & Studies	£5,000.00	£0.00	£6,948.95	-£1,948.95	38.98%
2060	Signage	£300.00	£0.00	£464.00	-£164.00	54.67%
2070	Town Centre Partnership	£0.00	£540.00	£540.00	£0.00	0.00%
2080	Neighbourhood Plan Review	£4,000.00	£0.00	£0.00	£4,000.00	-100.00%
2090	Planning Specialist Advice	£1,000.00	£0.00	£0.00	£1,000.00	-100.00%
<b>Total Town Environment Committee</b>		£63,800.00	£12,523.00	£47,702.45	£28,620.55	-44.86%