



STONEHOUSE

TOWN COUNCIL

Minutes (subject to agreement at the next Committee meeting) of a meeting of the Town Environment Committee on Monday 20th February 7pm at Stonehouse Library, High Street, Stonehouse, GL10 2NG.

Present:

Councillors: Deborah Curtis, Neil Gibbs (Committee Chair), Val Randell, Keith Terry (Committee Vice Chair), Marcus Dixon, Rachel Armstrong, Gary Powell, Carol Kambites

Also present:

Jacqui Sanders (Deputy Town Clerk) Carlos Novoth (Town Clerk), Richard Lacey

Attendees are reminded that the Proceedings of this meeting may be filmed, photographed, or recorded.

E/591 To receive apologies.
No apologies received.

E/592 Declarations of Interest
Cllrs Keith Terry and Val Randell declared an interest in agenda item E/600 S.23/0293/PIP

E/593 To approve the minutes of the Town Environment Committee meeting held on Monday 9th January 2023.
Committee APPROVED the Minutes as a true and accurate record of the meeting.

E/594 To receive the latest updated Environment Budget.
Committee RECEIVED and NOTED the latest Budget position.

E/595 To determine whether to renew contract for Air Monitoring.
Committee RESOLVED NOT to renew the contract for Air Monitoring, with a view that STC may re-engage at a later date.

E/596 To review GCC's Journey to Net Zero survey and consider a response.
Committee RECOMMENDED that individual councillors carry out the Journey to Net Zero survey.

E/597 To recommend to Town Council for approval the application for new Street Naming and Numbering of a development at Parcel E4 Land West of Stonehouse.



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Committee RECOMMENDED the new street be named Pear Tree Road.

E/598 To approve decision regarding the works recommended by the recent tree survey carried out by Glendale.

The tree report produced by Glendale provoked widespread discussion especially in light of a recent death following a result of a tree failure. This raised specific concern and questions, in particular, why the council should wish to retain the Willow tree in its current condition. The Clerk highlighted the fact that the tree survey report did not recommend the felling of this tree but instead made less radical recommendations that have since been followed by the town council, including the removal of a bench seat and litter bin from a potential target area. In general, Committee suggested following Glendale's recommendations for the other trees that required remedial works.

Committee RECOMMENDED the following actions be approved by town council:

- to fell the Willow tree in the High street, subject to discussion at Full Council due to the history and significance of the Willow in the Town.
- to fell the trees recommended for felling at Doverow Woods
- to pollard the willow trees at Stagholt Brook
- to undertake other minor tree works recommended by Glendale

Committee also recommended that providing the contractor is available, that all works be secured through Stroud District Council's Framework Contract for arboriculture works.

E/599 To note and comment on the drainage proposal put forward by GCC for Gloucester Road.

Committee RECOMMENDED Officers request the contractors attend a meeting with councillors to explain the proposal in more detail.

E/600 To comment on planning applications

- **S.22/2653/OUT** Brunsdons Yard. Ryeford, Stonehouse.
Hybrid planning application for outline planning permission for an extension to existing warehouse unit (class B8) and erection of an ancillary office building (all matters reserved) and full planning permission for provision of landscaping, parking, drainage & vehicular access to A419.
Comment: The committee wishes to OBJECT on the grounds of flood risk, impact on the environment, pollution and highway issues. A detailed report is attached to this document - Appendix A.
- **S.22/2757/FUL** SKF(UK) Ltd, Oldends Lane, Stonehouse.

Proposed commercial development comprising the construction of five new employment buildings & a total of seven units with a flexible Class E, B2 & B8 use as well as associated access, parking, landscaping & other ancillary works.

Comment: This Council object to the Application on the following basis:

Siting of Buildings. Concern is raised at the close proximity of the buildings to Avenue Terrace. Although there are currently buildings on the Application Site these are advised as 22 metres distant whereas the proposed buildings are only 8 metres from the gardens of Avenue Terrace. In addition, the new buildings are considerably higher than the current ones on site and will have an overbearing nature not only on the houses, which they dwarf, but significantly on the gardens. This will leave residents with a reduced quality of life through the loss of enjoyment of their gardens and reduced light. It is understood that the site is proposed as having a 24 hour operation which would prove to be intolerable for local residents having to cope with traffic coming on to and negotiating on site at all hours. This Council considers the proposal in its current form to be a lost opportunity in respect of bringing this valuable site back into operation with a sensible smaller development.

- **S.22/2769/HHOLD** 42 Rosedale Avenue, Stonehouse. Single-storey rear extension.
Comment: No objections, as long as none received from neighbours.
- **S.22/2704/HHOLD** 28 Avenue Terrace, Stonehouse.
Erection of first floor rear extension.
Comment: No objections, as long as none received from neighbours.
- **S.23/0073/P3E** 32 Bath Road, Stonehouse.
Change of use from office space to dwelling
Comment: No objections, as long as none received from neighbours.
- **S.23/0067/NEWTPO** TPO No - 583 - English Yew tree. 1 Burdett Road.
Comment: This councils **SUPPORTS** the TPO but suggest consulting a tree specialist to see if the tree needs cutting back.
- **S.23/0111/TCA** Voltalia Uk Ltd, Bonds Mill, Bristol Road, Stonehouse.
Trees in a Conservation Area.
Comment: No comment.
- **S.23/0184/TPO** TPO 525, 75 Regent Street, Stonehouse
Sycamore trees Tree 1 & Tree 2 - fell.
Comment: No comment, but the Town Council suggests consulting a tree specialist to see if trees can be saved.



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- **S.23/0137/FUL** The Wheelhouse West Ground (Cafe), Bonds Mill, Bristol Road, Stonehouse. Replacement of x2 non-opening windows with opening windows.
Comment: No objections.
- **S.23/0207/HHOLD** 46 Park Road, Stonehouse.
Erection of two storey extension to rear.
Comment: No objections, as long as none received from neighbours.
- **S.23/0138/FUL** Maidenhill House, Horsemarling Lane, Standish, Stonehouse.
Change of use from a domestic dwelling to sui generis holiday let.
Comment: No objections, as long as none received from neighbours.
- **S.23/0208/FUL** Unit 501 And 502, Stonehouse Park, Sperry Way, Stonehouse.
Lowering of window sills, replacement of glazing with full-height windows. Three roof lights.
Comment: No comments.
- **S.23/0213/TCA** Stonehouse Court Hotel , Bristol Road, Stonehouse.
T1 Yew - Reduce North East side of canopy by 1m. T2 Yew - Reduce North East side of canopy by 1.5m. T3 Yew - Reduce North and East side of canopy by 2m.
Comment: No comments.
- **S.23/0065/FUL** Dairy Partners, Stonehouse.
Erection of mechanical equipment and acoustic panels on the roof of the existing plant room.
Comment: No comments.
- **S.23/0261/HHOLD** 24 Arrowsmith Drive, Stonehouse.
Single storey rear extension.
Comment: No objections, as long as none received from neighbours.
- **S.23/0247/TCA** Stonehouse Park , Sperry Way, Stonehouse.
Works to various trees.
Comment: No objections.
- **S.23/0321/TCA** Upper Mills Trading Estate, Bristol Road, Stonehouse.
Alder - fell.
Comment: No objections.



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Cllrs VR and KT left the room.

- S.23/0293/PIP Site Of Former Reliance Works Downton Road Bridgend Stonehouse. Construction of 1-8 dwellings
Comment: This council supports the proposed Planning in Principal.

Cllrs VR and KT re-entered the room.

E/601 To approve a preferred planning consultant to prepare the Council's Stagholt planning application.

Committee RECOMMENDED their preferred planning consultant to be Cotswold Vale Planning, at a cost of £550 to prepare the planning application. The cost to be born from earmarked reserve for Stagholt playing field.

E/602 To receive any reports from Working Groups

Comms - not met, but due to meet soon.

Stroudwater (Bristol Road Station) - not met, but due to meet soon

Canals - no further update. Ongoing plans for the Canal Spring Festival

Transport & Highways - A meeting has been held to discuss Oldends Lane. There has been no issue with regards to speeding so GCC Highways have decided a pedestrian crossing is not needed.

In the parking bays by the pedestrian gate to the park, GCC recommended to put three planters, to allow people leaving the park a clear view of the road and allow drivers a clear line of sight to the gate. There will also be 'Children Crossing' signage.

HGV's are still using Oldends Lane. More signage is needed to show 7.5 tonne limit.

At the top of Regents Street a proposal has been made to move some of the bike racks to more suitable places in the High Street, and for Stonehouse in Bloom to put planters there.

Recreation - not met.

Public Rights of Way - Verney Fields questionnaires have been collected and an application for Town Green status to be finalised by the end of the week.

E/603 To receive a report on planning decisions received from Stroud District Council.

- S.22/2549/HHOLD 20 Quietways, Stonehouse.
Installation of dormer, garage conversion, alterations to roof and changes to fenestration (Resubmission of S.21/2237/HHOLD)
Permitted.



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- **S.22/2565/HHOLD** 27 Albany, Stonehouse.
Demolition of garage to create fenced parking area.
Permitted.
- **S.22/2740/GDPE** 24 Arrowsmith Drive, Stonehouse.
Erection of single storey rear extension.
Application withdrawn.
- **S.23/0011/MINAM** Parcel E4 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse
Amend the list of approved plans included within condition 1 to the consented development approved under reference S.21/2758/REM.
Approval of Minor Amendments.
- **S.22/2678/HHOLD** 15 Bath Road, Stonehouse.
First floor extension over existing garage.
Permitted.
- **S.22/1854/FUL** Oldends Hall, Oldends, Stonehouse.
Installation of hardstanding, retaining walls, new drainage, and associated works and landscaping to provide additional parking. Response extended to 21st February.
Permitted.
- **S.22/2689/TEL** Telecommunications Apparatus, Gloucester Road, Stonehouse
Installation of 5G 20m street pole & additional equipment cabinets.
Permitted.
- **S.22/2769/HHOLD** 42 Rosedale Avenue, Stonehouse.
Single-storey rear extension. Response extended to 16th February.
Permitted.
- **22/2432/HHOLD** Nutshell House , Church Lane, Stonehouse.
2 dormer windows and erection of external staircase to room over garage.
Application refused.
- **S.23/0139/DEM** Stonehouse Library, Elm Road, Stonehouse



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Demolition of library required as building has been made unsafe due to vandalism
(Resubmission of S.22/2571/DEM)
Application refused.

Committee NOTED all decisions.

E/604 Date of next Environment Committee meeting: Monday 20th March 2023

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Appendix A

Planning Application S22/2653 OUT Brunsdons Yard, Ryeford Road South

This Council wishes to object to this application due to various concerns as outlined below:



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Flood Risk. There has been a long record of flooding over many years due to the low lying nature of the application site and neighbouring area. Indeed, there have already been incidences of flooding in the 21st Century in 2000, 2007, 2012 and most recently in 2020. This with other queries, as stated below, was raised at a preliminary meeting with the Applicants in November 2022. The Application site is largely within Flood Zone 3 and this Council are concerned that the proposed works will create an increased risk of rapid runoff due to the creation of a large area of vehicle parking zones and thereby increasing the risk to properties further downstream. Zone 3 Flood Risk Assessment states that the site should be "safe from flood risk, will not impact the flood plain itself and will not increase flood risk elsewhere". We do not think that this will be the case in respect of this application. The current drainage provision is entirely inadequate at the western end of the site being serviced by an insubstantial culvert thereby increasing the risk to lower lying properties in the immediate vicinity. This Council feels that any alteration to the current usage of the site should substantially improve the situation whereby flooding will not happen.

The Lead Local Flood Authority seems to echo this and require much greater detail on how this could be achieved as do we.

At the informal meeting as outlined above Stonehouse Town Council (STC) representatives asked how this would be achieved and it was suggested that the western end of the site could possibly be utilised for this purpose but this Council has yet to be satisfied that this is realisable given the history of volumes of water that have previously been evident in this area. This area currently is divided by a public footpath.

The Environment. The question was raised by STC at the above meeting about the preservation of **trees on the site as there are currently many. Any loss of trees will impact both on wildlife** and the views to the site from the nearby AONB. The Applicant's representatives felt at the meeting that the AONB would not be impacted as the site was largely hidden from Doverow Hill and Selsley Common. This is disputed by this Council as the site, even as it stands, is highly visible from Doverow Hill in particular as it lies in a direct eyeline to the historic Stanley Mill. The creation of extra buildings and huge car and lorry parking will increase the visibility of the site and detract from the view to the historic Industrial Heritage Area that is Stanley Mill.

Pollution. This Council is also concerned around the ecology of the River Frome as it runs parallel to the application site. The Applicant notes on its proposed plan that a 10 metre Ecology Zone has been included to protect this but we feel that this is not sufficient to protect the river, its banks and wildlife against the risks of vibration due to heavy vehicle movements. In addition to this a vehicle washing area is proposed at this 10 metre point which is considered to be unsuitable as it will involve the use of cleaning materials which very likely could end up in the river thereby causing pollution.

The Environment Agency appears to be concerned, as we are, regarding the siting of fuel tanks within the low lying body of the site which could cause pollution risks whether above or below ground level.

The movement of large numbers of heavy vehicles is also considered a pollution hazard in respect of fumes in this low lying area and the inevitable air pollution that would be present. This area is used by a large number of pedestrians and cyclists on a daily basis not to mention the residents in the immediate area who will also be impacted by noise and light pollution from the site of which we understand a 24/7 usage is being proposed.

Highway issues. The provision of 324 parking spaces on the site will inevitably lead to traffic issue on the already heavily committed A419. Whilst the sealing up of the current entrance off the King's Stanley Road is seen as a positive issue the new spur on to the Ebley Bypass will create congestion problems.



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In conclusion this Council is concerned at the whole nature of this development of the site and therefore objects accordingly.

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Notes on Agenda items, Environment Committee, Monday 20th March 2023

E/606- Minutes	Minutes attached
E/607 - Budget	
E/608 – Drainage Proposal	Following the recommendation from TEC meeting on 20 th February (item E/599), Officers and Councillors arranged a Teams meeting on Thursday 16 th with the Highways Design Engineers, who were able to explain the proposal in more detail. This will be fed back to Environment Committee on Monday 20 th .
E/609 – Verney Fields update	Following on from the decision taken in the TEC meeting in January – item E/584, to approve the maps and questionnaires and undertake to consult with residents, over 100 questionnaires have been completed. These were taken to GCC on Monday 27 th February, along with a signed statutory declaration which was witnessed by Council's solicitor. S.21/3004/NEWTPO Tree Preservation Order has been granted by SDC to protect certain trees on Verney Fields for six months. TPO No - TPO/0585 - 2 Woodland areas, 2 groups of trees and 3 individual trees.
E/610 – Fields in Trust	To make a decision to register Doverow Woods with Fields in Trust. An approach has been made to Fields in Trust.
E/611 – Planning Applications	<p>S.23/0480/FUL 24 Oldends Lanes, Stonehouse. Demolition of existing outbuilding/canopy and erection of single storey bungalow. Respond by 29th March. Click here.</p> <p>S.23/0457/FUL 147, 149, 151, 153, 155 Midland Road, Stonehouse Roof replacement & external wall installation render system. Respond by 27th March. Click here.</p> <p>S.23/0379/FUL 4, 6, 8, 11, 14, 16, 18, 20, 22, 24, 26, 28 Willow Road Roof replacement, external wall render system, UPVC windows. Respond by 24th March. Click here.</p> <p>S.23/0426/TCA Land Opposite, Avenue Terrace, Stonehouse. Fell Elder trees at Ocean Meadows. Respond by 21st March. Click here.</p> <p>S.23/0330/TCA The Gatehouse, Bonds Mill, Bristol Road, Stonehouse. Re-pollarding 9 Willows on the northern bank of the canal. Trimming of the low-hanging branches to permit navigation along the canal. Removal of the furthest west tree as it has a split trunk & 2 large branches have fallen into the canal. The adjacent tree has a branch taking root in the canal & is growing into a new tree, 2 metres out from the bank which requires removing. Respond by 21st March. Click here.</p> <p>S.23/0336/FUL Schlumberger (Building A), Brunel Way, Stonehouse. Proposed single storey meeting space & technical room for ground source heat pump equipment. Respond by 21st March. Click here.</p> <p>S.23/0309/FUL Dairy partners, Brunel Way, Stonehouse. Boundary signage on entrance & high level signage. Respond by 21st March. Click here.</p> <p>S.23/0310/ADV Dairy Partners Ltd, Brunel Way, Stonehouse.</p>

	<p>Advertisement Application. Boundary signage on entrance & high level signage. Respond by 21st March. Click here.</p>
E/612 – Reports from Working Groups	
E/613 – Report on Planning Decisions	<p>S.23/0184/TPO Regent Street, Stonehouse. Fell 2 sycamore trees. Application refused.</p> <p>S.23/0073/P3E 32 Bath Road, Stonehouse Change of use from office space to dwelling. Application withdrawn.</p> <p>S.23/0213/TCA Stonehouse Court Hotel, Stonehouse. Carry out tree works to 3 Yew trees. No objection.</p> <p>S.23/0321/TCA Upper Mills Trading Estate, Bristol road, Stonehouse. Sever and remove ivy and deadwood from Alder tree. Application withdrawn.</p> <p>S.23/0247/TCA Stonehouse Park, Sperry Way, Stonehouse. Tree works to Ash trees. No objection.</p> <p>S.23/0111/TCA Voltalia UK Ltd, Bonds Mill, Bristol Road, Stonehouse. Tree works in a Conservation Area. No objection.</p> <p>S.23/0208/FUL Unit 500, Stonehouse Park, Sperry Way, Stonehouse. Lowering of window sills, replacement of glazing with full-height windows. Three roof lights. Permitted.</p> <p>S.23/0401/DISCON Renishaw PL, Brunel ay, Stonehouse Discharge of condition 7 (condition management statement) from S.22/0279/FUL Confirmation of Compliance with existing conditions.</p> <p>S.21/3004/NEWTPO Verney Fields No - TPO/0585 - 2 Woodland areas, 2 groups of trees and 3 individual trees - Tree Preservation Order Granted.</p>

Financial Budget Comparison

for Town Environment Committee

Comparison between 01/04/22 and 16/03/23 inclusive. Includes due and unpaid transactions. Includes commitments.
Excludes transactions with an invoice date prior to 01/04/22

		2022/2023	Reserve	Actual Net	Balance	Bal %age
INCOME						
Town Environment Committee						
200	Stonehouse in Bloom	£1,500.00	£0.00	£250.00	-£1,250.00	-83.33%
205	Event Income/Donations					
205/1	Events	£1,200.00	£0.00	£934.00	-£266.00	-22.17%
205/2	Donations	£0.00	£0.00	£0.00	£0.00	0.00%
205	Total	£1,200.00	£0.00	£934.00	-£266.00	-22.17%
210	Planting Sponsorship	£800.00	£0.00	£1,513.24	£713.24	89.16%
215	Grants	£0.00	£0.00	£15,027.40	£15,027.40	100.00%
Total Town Environment Committee		£3,500.00	£0.00	£17,724.64	£14,224.64	406.42%
EXPENDITURE						
Town Environment Committee						
1190	Amenity Areas					
1190/1	Grounds Maintenance (contract)	£21,500.00	£14,900.00	£38,096.57	-£1,696.57	-7.89%
1190/2	Grounds Maintenance (in-house)	£1,000.00	£0.00	£956.42	£43.58	4.36%
1190/3	Play Equipment maint/repairs/insp	£2,500.00	£0.00	£2,928.62	-£428.62	-17.14%
1190/4	Furniture (benches etc)	£2,000.00	£0.00	£1,357.31	£642.69	32.13%
1190/5	Tree & Hedge/boundary maintenance	£6,500.00	£0.00	£0.00	£6,500.00	100.00%
1190/6	Waste Collection	£5,000.00	£0.00	£3,900.00	£1,100.00	22.00%
1190	Total	£38,500.00	£14,900.00	£47,238.92	£6,161.08	16.00%
2000	Christmas Lights	£5,000.00	£0.00	£1,313.30	£3,686.70	73.73%
2005	Climate Change	£2,000.00	£0.00	£1,480.00	£520.00	26.00%

Financial Budget Comparison

for Town Environment Committee

Comparison between 01/04/22 and 16/03/23 inclusive. Includes due and unpaid transactions. Includes commitments.

Excludes transactions with an invoice date prior to 01/04/22

	2022/2023	Reserve	Actual Net	Balance	Bal %age
2010 In Bloom					
2010/1 Contract Planting	£5,000.00	£0.00	£-6,109.26	£11,109.26	222.19%
2010/2 Non-Contract Planting	£1,000.00	£0.00	£388.93	£611.07	61.11%
2010/3 Watering Services	£500.00	£0.00	£0.00	£500.00	100.00%
2010/4 Other	£500.00	£0.00	£3,802.58	£-3,302.58	-660.52%
2010 Total	£7,000.00	£0.00	£-1,917.75	£8,917.75	127.40%
2020 Street Furniture/Bus Shelters	£3,000.00	£0.00	£88.37	£2,911.63	97.05%
2030 Traffic Calming/Transport Studies	£1,000.00	£0.00	£0.00	£1,000.00	100.00%
2040 Town Greens Maintenance	£0.00	£0.00	£199.20	£-199.20	100.00%
2050 Cultural Events & Studies					
2050/1 Goodwill	£4,000.00	£0.00	£4,315.71	£-315.71	-7.89%
2050/2 Civic Awards	£300.00	£0.00	£0.00	£300.00	100.00%
2050/3 Other	£1,700.00	£0.00	£173.32	£1,526.68	89.80%
2050/4 Communications	£1,000.00	£0.00	£0.00	£1,000.00	100.00%
2050 Total	£7,000.00	£0.00	£4,489.03	£2,510.97	35.87%
2060 Signage	£300.00	£0.00	£0.00	£300.00	100.00%
2070 Town Centre Partnership	£0.00	£0.00	£0.00	£0.00	0.00%
2080 Neighbourhood Plan Review	£0.00	£0.00	£0.00	£0.00	0.00%
2090 Planning Specialist Advice					
2090/1	£0.00	£0.00	£0.00	£0.00	0.00%
2090/2	£0.00	£0.00	£0.00	£0.00	0.00%
2090 Total	£0.00	£0.00	£0.00	£0.00	0.00%
Total Town Environment Committee	£63,800.00	£14,900.00	£52,891.07	£25,808.93	40.45%