



Minutes of the meeting of
CONSULTATION AND HIGHWAYS COMMITTEE
Monday 14th October 2024, at 7.30pm
At Thanet House, 58 London Road, Stroud

Present

Cllrs Geoffrey Andrews, Tony Davey (Chair), David Drew, Mick Fealty, Craig Horrocks and Adrian Oldman.

In attendance

Gemma Davis, SDC Principal Planning Officer (North), Nick Gardiner-Clark, Senior Planning Officer, SDC and Sheral Gardner, Assistant Clerk

1. Apologies

Apologies were received from Cllrs Sally Brookes and Karl Durr-Sorenson .

2. Declarations of interest and requests for dispensations

None

3. Minutes of previous meeting

The minutes of the Committee meeting on 16th September 2024 were **approved** by the members present and signed by Cllr Davey.

4. Questions from members of the public

No questions received.

5. SDC Planning officers presentation

At the request of the Committee, SDC planning officers Gemma Davis and Nick Gardiner-Clark gave a presentation about the planning system and how Stroud Town Council fits into that.

The presentation covered matters including Planning Legislative Framework general principles, Development Plan, Stroud District Local Plan, Neighbourhood Development Plan, Draft Development Strategy, Supplementary Planning Documents, development management, engagement procedure, types of application, decision making, planning considerations, appeals and challenges and DCC call-in procedure.

Members asked how much weight the NDP has in decisions made. It has full weight and is a consideration when assessing an application, in tandem with the SDC Local Plan. It was noted NDP policies must take into account Amenities and Highways. If there is no impact relating to this and SDC is unable to defend an appeal, they would not be able to refuse an application. Gemma Davis invited Stroud Town Council to present the Neighbourhood Development Plan to SDC planning officers.

The Committee were concerned about the quality of tree applications, which often have little information or are poor quality. This has been discussed by officers and the quality has improved recently. Feedback on this would be appreciated.

New entertainment venues are considered by Environmental Health, but can often be permitted development. There are no planning requirements to install a vestibule to help contain noise.

The Chair thanked the officers for their informative presentation.

6. Clerks report

The report was noted.

Due to the short response date, the Committee were unable to consider the draft Local Plan additional documents and **agreed** to give delegated powers to the CEO (Town Clerk) to respond on the Council's behalf.

It was noted application number S.24/1421/ADV, Bus Shelter Stand A, Merrywalks, has been withdrawn.

Action: The CEO will respond to the draft Local Plan consultation.

7. Planning decisions

These were noted.

8. Planning applications

Responses were **agreed** as shown in the attached Appendix.

Action: Assistant Clerk to advise SDC.

9. County Council roadworks

This was noted.

The meeting closed at 9.15pm

Chair

Date

Item 7 APPLICATIONS 14th Oct 2024

Planning Application No.	Location	Details	Comments
S.24/1661/HHOLD	5 Mill Farm Drive, Paganhill	Installation of an air source heat pump	No observations
S.24/1645/LBC	Stroud Spiritualist Church, Lansdown	Removal of the link corridor that connects the former spiritualist church to the library	No observations
S.24/1705/FUL	Carlton House , London Road,	Erection of a retaining wall, new fencing and patio to form outdoor seating area (retrospective)	<p>Object – NDP Policy AP7 states London Road/Cornhill is an important principal gateway to the town centre. The proposal will not enhance the sense of arrival provided by the gateway. The materials used on this prominent building are inappropriate. Blue tiles are out of keeping, inappropriate and are not replicated anywhere else in this area or within the Conservation Area. Materials should accord with the type of mix traditionally used in the area.</p> <p>This application does not comply with SDC Local Plan Policy CP14/5 High Quality Sustainable Development.</p> <p>We would suggest the use of reconstituted Cotswold Stone in place of the blue tiled stone.</p>
S.24/1762/LBC	3 Summer Street	Removal and replacement of 2no. existing staircases and associated partitions. Reinstatement of partitions adjacent to existing staircases. Repair and levelling of existing second floor joists. Removal of 20 th century partitions at second floor level. Damp proofing works to rear wall in ground floor backing onto light well. Reinstatement of electrical fixtures and fittings and minor plumbing works (retrospective)	No observations
S.24/1660/HHOLD	Annfield , London Road	Replace existing single storey garage with a double garage, first floor games room, and toilet	No observations
S.24/1805/P3Q	137A Summer Street	PD - Agri to residential Description: Conversion of a former milking parlour to a dwelling.	No observations
S.24/1814/HHOLD	98 Cainscross Road	Conversion of the existing outbuilding to create ancillary accommodation	Object – We are concerned about the 1.5 minimum car park spaces per unit. We question how practical the provision of 2 spaces is. There is no room to manoeuvre onto the designated parking area. This does not comply with SDC Local Plan Policy HC1/9, HC6/1 & HC8/3.
S.24/1636/HHOLD	1 Woodside	Retrospective application for the erection of timber framed workshop and gym and retaining wall	No observations

Planning Application No.	Location	Details	Comments
S.24/1633/LBC	18 Lower Street	Insertion of new aluminium double glazed heritage window, repairs to broken stonework around window, repairs to cracked & blown render	No observations
S.24/1790/TCA	Museum In The Park , Stratford Road	Paulownia tree overhanging wall in Walled Garden - Reduce height by about 2 - 3m to nearest growth point and re-shape remaining crown to balance.	No observations
S.24/1712/HHOLD	2 Slade Brook	Installation of a second floor window.	No observations