



Minutes of the meeting of
CONSULTATION AND HIGHWAYS COMMITTEE
Monday, 17th June 2024, at 7.30pm
At Thanet House, 58 London Road, Stroud

Present

Cllrs Tony Davey (Chair), Geoffrey Andrews, Sally Brookes, David Drew, Karl Durr-Sorensen, Mick Fealty, Craig Horrocks and Adrian Oldman.

In attendance

Sarah Butterfield – Pegasus Group, Rupert Parkin – Altus Homes, Steven Bott – Applicant, Mark Dixon UMMA Architecture, Arundel Mill Management member and Sheral Gardner (Assistant Clerk)

1. Apologies

There were no apologies.

2. Declarations of interest and requests for dispensations

None.

3. Minutes of previous meeting

The minutes of the Committee meeting on 20th May 2024 were **approved** by the members present and signed by Cllr Davey.

4. Questions from members of the public

No questions received.

5. Application number S.24/0826/FUL presentation former Bristol Street Motors site on London Road

The Arundel Mill Management member in attendance reported an objection was submitted by the Management Group including serious concerns about the potential for traffic on Arundel Mill Lane.

Speaking for the applicants, Sarah Butterfield and Rupert Parkin provided the Committee with information and history relating to the site. The following statements were made:

- The distance between the 2 sites is 25m, so is unlikely to cause a tunnel effect from traffic noise. Environmental Health will feed back any concerns relating to this.
- The parking proposed is in line with local standards. Comments have not yet been submitted by Gloucestershire Highways. Transport consultants have carried out assessments regarding access on the southern site in terms of adequate visibility display and there should be no Highways impact concerns.
- The applicant is aware Arundel Mill Lane is unadopted and that currently there are no parking restrictions.

- A response relating to affordable housing allocation is currently being prepared. This will include the mix and location of affordable housing on the site. Information will be available in due course.
- 5% EV charging is proposed across the site. The applicant is aware EU building regulations require additional provision and the application will be updated to allow for this in due course.
- The applicant is fully aware of the TPOs and a tree protection is required during construction.
- Play areas are available in the vicinity. There are no plans to provide this onsite. A contribution will be required for existing sites.
- Communal bins will be provided for apartments to be stored in a compound on the southern site and beneath the underpass on the northern site. Each site has a proposed bin collection point within 15m of the site entrance to allow collection by refuse vehicles. All houses are provided with bin storage on the northern site in the shared alleyways and to the rear of the development on the southern site. A management company will be employed and will be responsible for refuse collection and ensuring that it is put in the appropriate place. Gloucestershire Highways have not yet commented on refuse collection from London Road.

The Committee strongly suggested that refuse collection and how it is going to be removed, are dealt with before a management company is employed. It will be a massive issue for a site this size.

- A number of systems are proposed for the site for drainage, including permeable paving, rain water collection, etc.
- There are a number of back-to-back parking spaces. It was explained this is to enable 2 spaces for each house.
- The properties are small, but are over the 61msq requirement.
- Contamination investigation has been carried out and certified by a professional company.
- It was conceded that this site would have been ideal for employment, but the proposed plan meets planning requirements for the site.

The Council had recently objected to the application and comments had been submitted to Stroud District Council. The Committee **agreed** to submit the following additional observations:

- There are still concerns over parking, even if the current proposals meet minimum standards. In the context of poor traffic management on Arundel Mill Lane, there is already a contrived lack of interest in addressing this and there is a possibility of it getting worse because of this proposed development.
- Bin collection is not reflective of access and likely usage. Proposed collections on London Road shows a complete lack of understanding of the location.
- Stroud District Council should have considered this site for employment purposes beforehand.
- Affordable housing is being considered retrospectively. This should have been submitted with the application.
- The developer should be required to investigate installation of a crossing to afford access to the play area identified by the developer. The Committee questioned the definition of a play area, which was voiced as a single slide and was this available for public use?

- We question ownership and responsibilities of Arundel Mill Lane over which the developer has chosen to make an access. This lane is unadopted. How will right of access be granted?

Action: Assistant Clerk to advise SDC.

6. Clerks report

This was noted.

An application for a pavement licence at Little Ginger Deli & Café, Kendrick Street was considered. The Committee had no observations.

It was **agreed** that a pavement licence policy should be considered as part of the review of the Neighbourhood Development Plan, to be referred to when applications are submitted.

Action: CEO to add development of a pavement licence policy to the review of the Neighbourhood Development Plan

The Committee considered a new premises licence application for 2 King Street (formerly M&Co).

Members were concerned about the noise levels that will be detrimental to residents in the flats above the right-hand side of the building.

There is no lobby between entrance/exit door. Noise limitation must be employed and a vestibule should be in place to protect against noise. If not already planned this should be in place before a licence is approved.

It is important the owners are advised to be part of Stroud Safe.

The Committee questioned why it is necessary for this premises to open until 12.30am during the week. The provision of live music makes this different to other venues in the town.

Action: Assistant Clerk to advise SDC.

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 9.36pm.

Chair

Date

Item 7 APPLICATIONS 17th June 2024

Planning Application No.	Location	Details	Comments
S.24/0914/TCA	25 Middle Street	Mature horse chestnut tree - remove and replace with new tree.	No observations
S.24/0908/LBC	2 King Street	Change of use from Class E to a drinking establishment (Sui Generis) with external alterations.	Comment: We question the reason to remove the existing lift. It is unclear how to get loads up to the cellar on the first floor. We note the stairs between the ground and 1 st floors are quite narrow.
S.24/0907/FUL	2 King Street	Change of use from Class E to a drinking establishment (Sui Generis) with external alterations.	Comment: We question the reason to remove the existing lift. It is unclear how to get loads up to the cellar on the first floor. We note the stairs between the ground and 1 st floors are very narrow.
S.24/0995/P3E	20 Lansdown	Change of use from offices (Class E) to dwellinghouse (Class C3)	No observations
S.24/0992/HHOLD	33 London Road	Replacement of the front door from timber to a composite PVCu	No observations
S.24/0969/TCA	The Old Mill , Bowbridge Lock	Crack Willows (Salix Fragilis) Installation of root barrier between Tree A and the brick culvert.	No observations
S.24/0918/FUL	Wyatt House , Mathews Way	Demolition of existing care home building on site & the erection of a complex needs care home (C2) with associated works including access, parking and landscaping	Comment: Although we approve in principle, we have the following concerns: <ul style="list-style-type: none"> • The height of the proposed development will have a detrimental effect on neighbours' light and views. • The parking provision includes parking for staff. This is inadequate for a sub-regional facility which may have a large number of visitors • There is no external green space • What mitigation is proposed for the asbestos dust and noise coming from this site during demolition and construction.
S.24/1025/HHOLD	31 Mill Farm Drive, Paganhill	Loft conversion with dormer windows to front and rear.	No observations
S.24/1112/HHOLD	The Culls , Wick Street	Demolition of existing carport and replacement with single storey garage.	No observations
S.24/0949/LBC	Amana Dorreg, Park End, Paganhill	Replacement of a decayed wood casement window in dormer on rear with new hardwood casement window.	No observations
S.24/0823/FUL	10 Woodside	Erection of a garden structure with decking, including change of use of land from woodland to residential. (Retrospective.)	No observations
S.24/0966/TCA	8 Lower Street	Mirabelle plum tree - reduce the crown of the tree to a height of 4 metres and girth of 3 metres.	No observations
S.24/0956/HHOLD	3 Hope Cottages , Churchfield Road	Erection of a two storey rear extension	No observations

S.24/0959/FUL	Units 1B And 1C, Libbys Drive	Redesign of existing storage unit, including revised internal layout and replacement of roof. Existing external walls are to be retained and clad. Solar panels to be installed to south facing roof area	No observations
S.24/0850/FUL	26 Mason Road	Erection of a summer house. (Retrospective)	No observations
S.24/0945/LBC	23 Chapel Street	Lime based roughcast render to be applied to property	No observations
S.24/1029/HHOLD	25 Slad Road	Erection of a single storey rear extension, decking and steps.	No observations