

**Minutes of the meeting of  
THE CONSULTATIONS COMMITTEE**

**11<sup>th</sup> June 2018 at 7.30pm**

Present: Cllrs Arundel (Chair), Hale, Naumann, Poulton, Sage and Schoemaker

In attendance Rob Barnes, Gavin Ward and Philip Wilson – Dransfield Properties Ltd  
Jo Leahey and Sheral Gardner (Assistant Clerk)

**Action**

**1. Apologies**

Apologies were received from Cllrs Lunnon and Campbell (both personal).

**2. Declarations of Interest**

There were no declarations of interest.

**3. Minutes of the meeting of 21<sup>st</sup> May 2018**

These were approved as a correct record and signed by Cllr Arundel.

**4. Pre-application consultation**

Rob Barnes, Gavin Ward and Philip Wilson of Dransfield Properties Ltd presented a pre-application consultation for the Merrywalks Centre.

The Committee asked a number of questions and received the following responses:

- There are currently no plans for pay on exit in the Merrywalks carpark. It was however agreed to look into this.
- Dransfield is currently in discussions about the provision of electric charging points, photovoltaics and LED lighting.
- Dransfield is aware of the Stroud Town Council Shop Front Design Guide, but may not be able to deliver everything required.
- In view of businesses on King Street losing the rear delivery area, Dransfield will talk to Daniel Tiffney, GCC Highways, to discuss core times to match those already in place in the other pedestrianised areas of Stroud.
- Designated residential parking spaces at the Merrywalks carpark are to be considered.
- Bicycle racks will be provided.
- Solid floor and half frosted privacy panels will be considered for the glass lift

The Chair thanked RB, GW, and PW for their presentation and they left the meeting.

**5. Planning applications**

Responses were agreed as shown in the attached appendix.

The Assistant Clerk will advise SDC.

Jo Leahey left the meeting.

SG

**6. Planning decisions**

These were noted.

**7. Assistant Clerk's Report**

There was nothing to report.

**8. Public question time**

There were no questions

**9. GCC Roadworks**

These were noted.

**10. Gloucestershire Minerals Local Plan**

The Committee considered the report and were pleased previous comments regarding fracking had been taken into account.

There were no further observations.

**11. SDC Infrastructure, Sport and Recreation Study**

Cllrs Naumann and Poulton agreed to consider and submit the response before the closing date.

MP/SN/SG

**12. SDC Statement of Principles under the Gambling Act 2005**

The committee agreed the report was a well and written and easy to read document, particularly as proposed changes were highlighted.

It was suggested the consultation should be extended to the voluntary sector, including Your Circle, CAB, addiction counselling and Gamblers Anonymous.

The Assistant Clerk will advise SDC.

SG

**13. SDC private sector housing renewal policy 2018-2023**

The Committee considered the report. It was felt there was no clarity on proposed changes and it would be difficult to give an opinion without knowing background information.

The Assistant Clerk was asked to request a breakdown of empty housing in the Stroud parish.

SG

**14. Licence application**

The Committee had no observations regarding a licence application for Armadeli, Swan Lane.

SG

**15. System for researching complex consultations**

The Assistant Clerk was asked to circulate items for agendas, when they are received.

SG

It was agreed the Assistant Clerk and the Chair should allocate two Cllrs, prior to meetings, to investigate consultations to be considered. The Assistant Clerk will produce a spreadsheet to include the context on the level of consultation.

SG/SA

SG

The Assistant Clerk was asked to ensure links to documents are embedded in Pdf's. It was agreed also to add closing dates for responses.

SG

The meeting ended at 9.45pm.

Chair.....

Date.....

11<sup>th</sup> June 2018

Item 5

APPLICATIONS			
Planning Application No.	Location	Details	Comments
S.18/0184/FUL	Units 1- 9, 1 London Road	Extension to form 5 one bedroomed flats	Object - See attached
S.18/1146/FUL	The Kingdom Hall, Cornhill	Replace roof and gable, windows and fencing	No observations
S.16/0043/OUT Location: Gloucestershire, Application Type: Outline Planning Application Description:	Land At M5 Junction 13 West Of Stonehouse, Eastington	Amendment to outline planning application in respect of land at M5 J13 West of Stonehouse, Eastington. Development now comprises a 5,000 capacity football stadium and other ancillary uses (Use Class D2); two full-sized grass pitches and a goal practice area (Use Class D2); car parking for cars and coaches and highways improvements to the A419 including a signalised site junction and combined cycle/footway. All matters are reserved save for access.	No observations
S.18/1102/TCA	38 Bowbridge Lock GL5 2JY	Silver birch 2m clearance second floor window and roofline	No observations
S.18/1143/HHOLD	Bayford, Downfield	Proposed two storey extension and alterations to existing house	No observations
S.18/1182/HHOLD	Wheatley Rise, Farmhill Crescent	Replace the existing flat roof to the garage with a pitched roof to incorporate a store	No observations
S.18/1179/HHOLD	1 Wickridge Close GL5 1ST	Extension of first floor box dormer window and re-cladding and reroofing of existing dormer	No observations
S.18/0929/HHOLD	5 Ridgemont Road GL5 1HN	Erection of a two storey side extension and front porch	No observations
S.18/0746/ADV	St Rose's School, Beeches Green	Consent to display school signage	No observations
S.18/1229/HHOLD	Plain House, The Plain, Whiteshill	Demolition of existing two storey extension and erection of new two storey extension. Internal alterations	No observations
S.18/1230/LBC	Plain House, The Plain, Whiteshill	Demolition of existing two storey extension and erection of new two storey extension. Internal alterations	No observations
S.18/1220/LBC	7 Nelson Street	Remove existing window to replace with French door set. Construct glazed roof porch above French door set. Replace existing boundary fence with block wall	No observations
S.18/1215/HHOLD	Inverbeg, Lansdown	Loft conversion, raising of roof and provision of dormers	No observations

Application number S.18/0184/FUL – Units 1-9, 1 London Road

As we were not able to access the elevations at our meeting last month, Stroud Town Council wishes to withdraw its previous comments.

We **object** to this application for the following reasons:

- In view of these dwellings being in the vicinity of two music establishments – The Warehouse and Stroud Valleys Artspace, we request appropriate stringent soundproofing to be installed in the building. The UK government now supports the ‘Agent of Change’ bill to protect these types of venue. The bill states the person or business responsible for the change is responsible for managing the impact of the change.

Should this application or the previously approved application go ahead without soundproofing it is likely to have a detrimental effect on the two establishments and therefore the diversity and vitality of cultural life in Stroud town. This is contrary to Local Plan policy HC2.

- Storage for rubbish bins is a big concern. There is already a large amount of wheely bin clutter located permanently on John Street. Adequate space must be provided within the property.
- Local Plan policy HC1-9 states “have a layout, access and parking appropriate to the site and its surrounding”. There is no allocation for car or bicycle parking.
- We are concerned there is no outdoor amenity space available. This is contrary to Local Plan policies HC1-7 and ES14. NDP policy AP4 says “Any schemes shall provide access to some form of outdoor space for each dwelling, where feasible”.
- The proposal is not a good quality development and does not meet with NDP policy for “high quality dwellings to increase the number and diversity of people who live in the town centre” paragraph 3.2.4 and policy AP4.

Due to there being a lack of information relating to this proposal, we are unable to assess the size of the individual dwellings. Local Plan policy HC4-5 states “the gross internal floor area of these dwellings shall comply with the latest recommended standards used by the Homes and Communities Agency”. We question whether this is the case. †

- We are concerned that the massing of this development will have an overbearing effect to neighbouring properties and have an overbearing effect, in particular it will impact on the neighbouring listed building Thanet House, 58 London Road. Contrary to Local Plan policy HC1-1 and ES3-1 and NDP policy AP9a which states that “The location and scale of buildings respect the setting of the site and character of the area”. It should also be noted that this property is set within the Stroud town conservation area.