

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

13th August 2018 at 7.30pm

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

In attendance: Nick Mills, Ronan Schoemaker (Vision Mill Architects), Cllr Martin Baxendale (SDC)
and Sheral Gardner (Assistant Clerk)

Action

1. Apologies

Apologies were received from Cllr Hale (personal).

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of the meeting of 9th July 2018

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

4. Public question time

There were no questions

5. Police station redevelopment proposal

Nick Mills and Ronan Schoemaker presented a speculative proposal for the redevelopment of Stroud Police Station.

The scheme included up to 100 new residential properties, cafes, shops, building up Church Street carpark by 2/3 levels, creating a square at the rear of St Laurence Church, which could be used as a venue to hold outdoor events. The vision is to reintegrate this area into the street.

The Committee welcomed the potential inclusion of residential properties and the tangent way of achieving the wrapping around design proposed. Members also appreciated the idea of good quality accommodation and social orientated ownership. This however is not affirmation of approval for a final planning application, should it be submitted.

The following comments were made:

- Multi occupancy residential properties are needed in the town area.
- Concern relating to the 'Agent of Change' bill regarding The Marshall Rooms was raised. This would make any developer responsible for dealing with noise issues when they build new homes near music venues.
- The Committee would like the use of renewables to be explored.

The Committee expressed an interest in working with SDC planners and asked for continued dialogue regarding this scheme.

The Chair thanked NM and RS for their presentation.

NM, RS and Cllr Baxendale left the meeting.

6. Planning applications

Responses were agreed as shown in the attached appendix.

The Assistant Clerk will advise SDC.

SG

7. Planning decisions

These were noted.

8. Assistant Clerk’s Report

This was noted.

9. GCC Roadworks

These were noted.

10. Environment Strategy Consultation

Cllr Sage proposed a response to this review. It was agreed to submit the proposed response and to add that It is important that new developments should include social facilities, schools and doctors’ surgeries and to be mindful of those with mental health issues and other disabilities.

The Chair thanked Cllr Sage for his report.

The Assistant Clerk will respond to the review.

SG

11. Empty properties

A list of empty properties in the parish was noted.

12. Work Programme

A work programme for the rest of the year was approved, subject to bringing forward updating the Shop Front Design Guide to the 8th October meeting.

SG

13. Temporary no parking/no waiting order

The Committee had no objection to an application for Cainscross Road during the Five Valleys Fireworks event.

The Assistant Clerk will advise SDC.

SG

14. Premises licence

The Committee had no objection to a variation application for 21 George Street.

The Assistant Clerk will advise SDC.

SG

The meeting ended at 9.40pm.

Chair.....

Date.....

13th August 2018

Item

APPLICATIONS			
Planning Application No.	Location	Details	Comment
S.18/1454/FUL	Merrywalks Centre, King Street	Alter, extend and conversion works to and change of use of upper (first and second) floors of 1-2 King Street Parade to non-residential institution (use class D1) and lower floors of 1-2 King Street Parade to non-residential institution and retail (use classes D1 and A1) and upper floors of 3 King Street Parade and 19-41 King Street to residential (use class C3). Develop three houses (use class C3), retail/service units (use classes A1/A2/A3/A4/A5), and offices (use class B1). New entrance features and access arrangements. Building alterations to accommodate proposals. Associated works including demolition.	<p>We support this scheme and particularly like the improvements proposed in the visual arrangement of the front elevation on the A46.</p> <p>We welcome the increase in residential properties and hope they will be of a high quality and comply with NDP Policy AP4.</p> <p>We note there is no commitment for renewables at this stage, despite recent discussions with the town council.</p>
S.18/1453/FUL	Merrywalks Centre, Merrywalks	Reconfiguration of and external alterations to existing mall, car park and cinema, including new entrance feature, access arrangements, extension and demolition works. Subdivision of bowling alley and change of use to incorporate restaurant (use class A3). Removal of glazed canopy to car park. Associated works	<p>We support this scheme and particularly like the improvements proposed in the visual arrangement of the front elevation on the A46.</p> <p>We welcome the increase in residential properties and hope they will be of a high quality and comply with NDP Policy AP4.</p> <p>We note there is no commitment for renewables at this stage, despite recent discussions with the town council.</p>
S.18/1455/LBC	Merrywalks Centre, King Street	Alter, extend and conversion works to and change of use of upper (first and second) floors of 1-2 King Street Parade to non-residential institution (use class D1) and lower floors of 1-2 King Street Parade to non-residential institution and retail (use classes D1 and A1) and upper floors of 3 King Street Parade and 19-41 King Street to residential (use class C3). Develop three houses (use class C3), retail/service units (use classes A1/A2/A3/A4/A5), and offices (use class B1). New entrance features and access arrangements. Building alterations to accommodate proposals. Associated works including demolition. Listed building consent for works of alteration to 3 King Street Parade, and 23 and 25 King Street.	<p>We support this scheme and particularly like the improvements proposed in the visual arrangement of the front elevation on the A46.</p> <p>We welcome the increase in residential properties and hope they will be of a high quality and comply with NDP Policy AP4.</p> <p>We note there is no commitment for renewables at this stage, despite recent discussions with the town council.</p>
S.18/1476/COU	66 High Street GL5 1AS	Change of use for a Coffee shop, from existing A1	No observations

		to A3 on ground and 1st floor no change of use to 2nd floor	
S.18/1618/LBC	60 - 61 High Street GL5 1AS	The proposed works include redecoration of the shopfront window frames, sills and soffit, along with the installation of new automatic timber sliding doors to replace the existing recessed entrance lobby. The new timber doors will have white framing to match the existing window frames. This will also include a fan light above to maintain the proportions of the areas of glazing. Existing signage is to be replaced with non-illuminated pin mounted Superdrug lettering.	We object to the 'opaque acrylic with plastic locators to reverse' on the fascia sign. This should be painted with traditional style sign writing. This is stated in 8.5 of the SDC Shop Fronts Guide and is contrary to the Neighbourhood Development Plan Policy ZP1a. We also object to the intrusive vinyls in the upstairs windows.
S.18/1616/FUL	60 - 61 High Street GL5 1AS	New automatic timber sliding doors to be installed to replace existing recessed entrance lobby with double swing doors.	No observations.
S.18/1617/ADV	60 - 61 High Street GL5 1AS	Non illuminated black fascia with white Superdrug logo text and star.	We object to the 'opaque acrylic with plastic locators to reverse' on the fascia sign. This should be painted with traditional style sign writing. This is stated in 8.5 of the SDC Shop Fronts Guide and is contrary to the Neighbourhood Development Plan Policy ZP1a. We also object to the intrusive vinyls in the upstairs windows.
S.18/0781/FUL	Slade Bank Woods, Langtoft Road	Change of use of woodland to Forest school. Erection of an open sided and open roofed pole structure, erection of a compost toilet facility and a small lockable storage unit (retrospective)	We object to the change of use on the grounds it may undermine future use as agricultural/woodland. We wish to see the natural environment protected. We have no objection in principle to land education taking place and to the proposed structures being a design consistent with agricultural use.
S.18/1692/COU	9 Lansdown	Change of use from D1 to B1(a)	No observations
S.18/1262/LBC	Cairngall Lodge, 65 Bisley Old Road	Replacement of 3 windows on a like for like basis.	No observations
S.18/1423/LBC	Hawkwood College, Wick Street GL6 7QW	Internal and external alterations	No observations
S.18/1471/HHOLD	Inverbeg, Lansdown GL5 1BU	Loft conversion including construction of dormer windows	No observations
S.18/1555/TCA	Douglas House, Field Road GL5 2JA	T1 Large Ash tree- Cut back by 5 metres	No observations
S.18/1407/FUL	Land At Ryeleaze,	The development of 4 maisonettes and the	We support the revised plan. We welcome changes and

	Ryeleaze Road GL5 1JR	enhancement and extension of the host property, in addition to access improvements, with the provision of three parking spaces. (Revised drawings received 26.7.18)	good use of land for quality residential properties.
S.18/1646/HHOLD	67 Swifts Hill View GL5 1PR	Loft conversion with rear dormer	No observations
S.18/1627/HHOLD	181 Bisley Road GL5 1HS	Proposed extension to existing garage	No observations
S.16/0043/OUT	Land At M5 Junction 13 West Of Stonehouse, Eastington	Amendment to outline planning application in respect of land at M5 Junction 13 West of Stonehouse, Eastington, Gloucestershire. 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.18/1694/FUL	Land At 172, Slad Road	Construction of a new dwelling	No observations
S.18/1265/VAR	Stafford Cottage, Stafford Mill, London Road, Thrupp	Removal of condition 3 (Occupancy) from permission S.11/0451/COU	No observations