

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

**3<sup>rd</sup> December 2018 at 7.30pm**

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

In attendance: Sheral Gardner (Assistant Clerk)

**Action**

**1. Apologies**

There were no apologies.

**2. Declarations of Interest**

There were no declarations of interest.

**3. Minutes of the meeting of 5<sup>th</sup> November 2018**

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

**4. Public question time**

There were no questions.

**5. Planning applications**

Responses were agreed as shown in the attached appendix.

The Assistant Clerk will advise SDC.

SG

**6. Planning decisions**

These were noted.

**7. Assistant Clerk's report**

There was nothing to report.

**8. GCC roadworks**

These were noted.

**9. Shop Front Design Guide**

Following advice from the Town Clerk, members discussed a similar project carried out by Nailsworth, where the legwork was done by volunteers.

Cllr Hale agreed to ask Stroud Preservation Society members for volunteers to record all of the shop fronts. It was also suggested that a local contractor could be employed to lead the project, subject to a budget being available.

It was agreed an overall vision is required and should be put out to consultation. It was also agreed the guide should have zoning, possibly those that are set out in the NDP. Each zone should have its own set of rules.

Members were keen that the project is considered with the NDP review.

Cllr Hale agreed to discuss with a local contractor, Stroud Preservation Trust Members and Howard Beard regarding the use of his historic photographs and report back to the Committee.

CH

**10. Review effectiveness of the NDP for Stroud Town**

The Committee reviewed the effectiveness of Shaping the Heart of Stroud, the Neighbourhood Development Plan for Stroud Town.

The following comments were made:

- It was felt the NDP has gained importance over time as the Committee has become better at expressing its responses.
- It was suggested some kind of minimum threshold on conditions is required, possibly to include a scoring system.
- A new transport policy is needed.

It was agreed these comments should be presented to the NDP working group. Members agreed to email any additional ideas to the Assistant Clerk over the next two weeks.

All

Cllr Hale suggested inviting a local planning consultant to a special meeting to discuss specific questions. The Committee welcomed Cllr Hale's proposal and agreed to prepare questions in advance. Cllr Hale agreed to contact the planning consultant and arrange a date. Invitations will be sent to Consultations Committee members, NDP working group members and Kim Cowan, Project Officer.

CH

All

The Assistant Clerk was asked to put the NDP on the next agenda.

SG

**11. Police and Crime Commissioner**

The Committee considered the consultation and survey from the Office of Police and Crime Commissioner.

It was agreed that although the two services need to work closely together, the Committee did not support the two services being run by the PCC and had concerns about the expansion of an elected role. The Committee would like to see a formal position published in the consultation representing the views of the Fire Service.

SG

**12. Public Rights of Way**

The Committee considered an application for an unrecorded public path to be added to the legal record of PRW and had no comments.

SG

The meeting ended at 9.20pm.

Chair.....

Date.....

3<sup>rd</sup> Dec 2018

Item

APPLICATIONS		Item	
Planning Application No.	Location	Details	Comment
S.18/2395/HHOLD	44 Delmont Grove GL5 1UN	Erection of balcony	<b>Object.</b> We are concerned this will impose on the immediate neighbour and surrounding area. We also have reservations relating to parking. It seems unlikely there will be enough room for the resident to park vehicles. This development is contrary to Local Plan policies HC1, HC6 and ES3.
S.17/2817/LBC	Flat 6, Kings House, Russell Street	Replace all windows in the flat	<b>Support</b> the installation of double glazed sash windows.
S.18/2358/FUL	3 Whitehall, Middle Street	Creation of 2 no. flats	<b>Object.</b> <ul style="list-style-type: none"> <li>• Over development of the site – contrary to Local Plan policy HC1 and HC6</li> <li>• Poor quality accommodation. We consider the existing flats to be too small. Although this is just outside of the NDP area we would want to apply the policies to the rest of the town. This is contrary to Policy AP4 – “any schemes shall provide a good range of dwelling types, sizes and design appropriate to their location” and Local Plan policy HC6.</li> <li>• Car parking spaces are too small. Can the 4 spaces proposed be reasonably accessed? On-street parking is already overcrowded in this area. Contrary to Local Plan policy HC1 and HC6.</li> <li>• No amenity space provision – NDP policy AP4 states “any schemes shall provide access to some form of outdoor space for each dwelling, where feasible”. Contrary also to Local Plan policy HC1</li> <li>• We would expect the proposed flats to have poor health outcomes with inadequate circulation.</li> </ul>
S.18/2457/HHOLD	4 Castle Court, Castle Street	Erection of summer house (Retrospective)	No observations
S.18/2539/LBC	Land At Bath Place, Cheapside	Alterations to facilitate the conversion of the former canal warehouse	To consider at the next meeting

S.18/2538/FUL	Land At Bath Place, Cheapside	Proposed development for 47 dwellings, retail units, associated parking and alterations to facilitate the conversion of the former canal warehouse	To consider at the next meeting
S.18/2372/LBC	Flat 3, Blackboy House, Castle Street	Internal alterations to extend an existing mezzanine floor and install stud walls to create new habitable areas to the first floor	No observations
S.18/2100/HHOLD	67 Bisley Old Road GL5 1NF	Erection of garden building and pergola	No observations
S.18/2333/HHOLD	15 Belle Vue Road GL5 1JP	Rear extension with new roof lights and a lead inset dormer	No observations
S.18/2390/TPO	Douglas House, Field Road	<p>Large Walnut in the rear garden. This tree has a large crown, which is now becoming dominant. The tree has had a triangle cable brace fitted in the past to deal with some of the weak junctions. The large crown is now exerting pressure on this cable and junctions. This tree stands approximately 13.0m tall with a radial crown spread of 7.0 - 10.0m.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> <li>. Reduce its height by approximately 3.5m.</li> <li>. Reduce the radial crown spread by up to 3.0m.</li> <li>. Lightly thin the crown by mainly removing the excess inner growths.</li> <li>. Remove significant deadwood and shape.</li> </ul>	No observations
S.18/2394/TCA	38 Bowbridge Lock GL5 2JY	7 willow stems - previously pollarded. Permission required to re-pollard, removing all growth from base to crowns. Remove lvy from 1 tree to 1 metre and inspect base.	No observations
S.18/2287/LBC	Flat 2, The Manse, 14 London Road	Create extra bathroom by putting a stud wall into existing bathroom. New bathroom to have toilet, basin and walk-in shower. Create a study room with an entrance from bedroom 1 with additional doorway into hallway	No observations
S.18/2437/T5DAY	Waitrose, London Road	<b>5 Days Notice</b> – Trees Description: Fell Alder tree hanging out of the wall in car park	<b>Already Approved</b>
S.18/2416/HHOLD	43 Mason Road GL5 1HU	Erection of two-storey side extension.	No observations
S.18/2475/HHOLD	167 Bisley Road GL5 1HS	A single storey rear	No observations
S.18/2375/HHOLD	8 Churchfield Road GL5 1EQ	Replacement of the fenestration on the principal elevation and the installation of a gated driveway	No observations

S.18/2461/FUL	Land At 14 Belle Vue Rd	Two semi-detached dwellings	No observations
S.17/2729/FUL	Former Standish Hospital And Former Westridge Hospital, Standish, Stonehouse	<p>Conversion and refurbishment of the former Standish Hospital complex, including Standish House (Building A), Stable Block (Building B), Ward Blocks (Buildings C and G), Hydrotherapy Building (Building I), and demolition and works to associated outbuildings to form 48 dwellings; demolition of Westridge Hospital and associated building.</p> <p>Development of 98 new build homes within the grounds; conversion; associated surface vehicle and cycle car parking, pedestrian and vehicular access and associated ancillary development, landscaping, ancillary storage and plant and ecological bat housing; and all associated engineering works and operations. Conversion of, and extension to, Standish Lodge (Building L) for use as flexible use building (associated workers accommodation, community cafe, design studio, office, gardeners equipment storage and workshop) with associated parking area with access off the main drive and landscaped kitchen gardens.</p> <p><b>Revised details. The main changes to the proposal are:</b></p> <p>Re-design of the layout proposed for the Western escarpment area to reduce visual impact in this area; Reduction in garden lengths to remove existing trees and vegetation from private gardens to ensure a long-term strategy for important screening to reduce visual impact; Additional houses located in north-east corner of the site, to account for loss of units on Western escarpment area; Increased tree planting; Removal of the previously proposed affordable housing units; Reduction of 4,099ft<sup>2</sup> of residential floor-space; Tweaks to internal road layout to ensure bin wagon access to all parts of the site; and Submission of additional plan (reference 120-00-1019) to provide clarity over issues such as refuse collection, parking spaces, bin stores, cycle stores, existing/proposed pedestrian routes, proposed bridleway route, etc.</p>	<p>We reiterate our previous comments (below). In addition, in an updated document, the developer states financial predictions make this development unaffordable if affordable housing is included. We object to the costings being confidential and request that they are made public.</p> <p>Previous comments:</p> <p><i>Stroud Town Council strongly supports the comments made by Stonehouse town council and Standish parish council and we would like to reiterate our previous additional comments:</i></p> <p><i>There appears to be no provision of affordable housing which is required by Local Plan policy CP9</i></p> <p><i>There appears to be no provision for additional public transport which is required by Local Plan policies E112 and E116</i></p> <p><i>There appears to be no provision of S106 payments for Standish parish council or for the improvements which will be required on the infrastructure of Stonehouse.</i></p>

S.18/2546/TPO	60 Peghouse Rise GL5 1UR	Ash tree subject to blanket tpo. Fell because it is dead and becoming dangerous. We planted a number of 2 year old native trees in our garden in 2017, including birch, wild cherry, crab apple, and rowan.	No observations
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