

**Minutes of the meeting of  
THE CONSULTATIONS COMMITTEE  
4<sup>th</sup> February 2019 at 7.30pm**

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

In attendance: Cllr Marjoram, Jeremy Drew and Mark Kurton (Newland Homes), Anthony Webster  
Architectural Design Ltd, Jane Green and Sheral Gardner (Assistant Clerk)

**Action**

**1. Apologies**

Apologies were submitted by Cllrs Campbell and Hale (personal).

**2. Declarations of Interest**

Cllr Schoemaker declared a personal interest regarding item number 6, planning application number S.18/2734/HHOLD – Ryeleaze, Ryeleaze Road.

**3. Minutes of the meeting of 7<sup>th</sup> January 2019**

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

**4. Public question time**

There were no questions.

**5. Pre application consultation**

Anthony Webster presented a pre application for Penwood, Paganhill Lane. The Committee asked the following questions:

- What thermal properties are proposed for the site? This would be at the discretion of the developer.
- There is no reference to levels of insulation? Not part of the application.

Mr Webster was advised to look at sustainable building materials rather than glass which is a poor insulator and concrete instead of a timber frame as this will reduce the carbon cost.

The Committee appreciated the refreshing contemporary design.

Mr Anthony left the meeting.

**6. Planning applications**

Responses were agreed as shown in the attached appendix.

The Assistant Clerk will advise SDC.

SG

Jeremy Drew and Mark Kurton (Newland Homes) presented the current applications relating to Land at Bath Place, Cheapside, S.18/2539/LBC and S.18/2538/FUL.

It was noted that:

- The developer is keen to introduce green build techniques and technology.
- Solar panels are difficult to install due to roof space.
- Ground source bore holes are to be considered to provide electricity for power/heating/hot water for the site. Although this is currently not a formal proposal it could be included as a variation.
- Electronic sewer trace has been carried out and the development designed around it.
- This is exclusively an open market scheme with no affordable housing proposed.
- The warehouse/canal front building and walkway will be open to the public in perpetuity. All other green space will be private for residents only.
- It was noted despite previous requests for scaled drawings in relation to Hill Paul, these have not been provided.
- Passive Haus standards are not proposed.
- Insulation information is not currently available.

The Committee felt that:

- Stepped link up to Cheapside is an improvement.
- The applicant should be required to provide vehicle electric charging points. The applicant could possibly provide.
- There are a couple of opportunities for bicycle stores. These should be illustrated on the plans.

It was agreed to defer this application until the next meeting to await the information requested. JD and MK agreed to provide this.

SG

Cllr Marjoram, Jane Green, Jeremy Drew and Mark Kurton left the meeting.

## **7. Planning decisions**

These were noted.

## **8. Assistant Clerk's report**

This was noted.

The Committee has no observations regarding an asset of community value nomination for Stratford Park Allotments.

The Assistant Clerk will advise SDC.

SG

## **9. GCC roadworks**

These were noted.

## **10. Shaping the Heart of Stroud, NDP for Stroud review**

It was agreed that the text should be more descriptive to make policies enforceable, i.e. quality housing. This should be above and beyond national standards in terms of high specification and energy performance.

SG

It was agreed the Shop Front Design Guide also needs a more detailed specification.

**11. SDC Local Plan Review**

The Committee approved the draft response to the Emerging Strategy consultation, prepared by the Deputy Clerk.

It was agreed the following statement should be added to item 1.0a:

“To meet the requirement to keep climate control well below 2 degrees, we need measures in place to achieve 75% carbon dioxide (co2) emissions by 2025”.

SG

The Committee wished to thank the Deputy Clerk for her very good work in preparing the response.

SG

**12. Notice of submission of the Minerals Local Plan**

This was noted. Members agreed to check the relevant comments made and to consider making representation if requested.

All

**13. Proposed boundary change**

The Committee were asked to consider the Community Governance Review proposed boundary change between Brimscombe & Thrupp and Stroud Town (Trinity Ward).

It was agreed to await the public consultation before commenting.

SG

The meeting ended at 9.40pm.

Chair.....

Date.....

4<sup>th</sup> February 2019

Item

APPLICATIONS			
Planning Application No.	Location	Details	
S.18/2539/LBC	Land At Bath Place, Cheapside	Alterations to facilitate the conversion of the former canal warehouse	Deferred until 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	Deferred until the next meeting.
S.18/2734/HHOLD	Ryeleaze, Ryeleaze Road	Two storey extension to the NW elevation, single storey side extension to the SE elevation. Rooflights to side elevations. Replacing existing chimneys with metal flues. Reconfiguring garden retaining wall to form onsite turning/parking	NO OBSERVATIONS
S.18/2781/FUL	1 Merrywalks Centre GL5 1RR	Installation of new glass stair / lift pod from existing car park roof down to mall level	NO OBSERVATIONS
S.19/0106/ADV	43 King Street GL5 3DA (Coventry B/S)	Illuminated fascia sign and projecting sign.	<p>The Town Council OBJECTS to this application in line with the adopted (2016) Stroud Neighbourhood Development Plan policy ZP1a Shop Fronts; Development proposals within the core zone shall be guided by the principles set out in the Shop Fronts in the Town Centre Design Guide, or any subsequent approved revisions thereto.</p> <p>Within the Shop Fronts in the Town Centre Design Guide the following items are set out;</p> <ul style="list-style-type: none"> <li>• “Choose painted fascias with traditional style sign writing. Individual three dimensional letters are acceptable”. The proposed fascia is not painted nor is the font traditional.</li> </ul> <p>In addition to the above, the Shop Fronts in the Town Centre Design Guide also stipulates the following regarding buildings;</p> <ul style="list-style-type: none"> <li>• “New shop fronts should reflect the original construction materials - do not introduce too many new materials”. The proposed fascia panel is aluminium which does not reflect original construction materials.</li> <li>• “Be built using timber from a sustainable source”. The proposed fascia panel is made from aluminium</li> <li>• “Avoid plastic, glazed tiles or plywood. MDF or aluminium</li> </ul>

			<p>frames are inappropriate”.</p> <ul style="list-style-type: none"> <li>• We object to the illuminated fascia sign and projecting sign”.</li> </ul> <p>This application is also contrary to SDC Supplementary Planning Guidance – Shop Fronts (Dec 2011), which states:</p> <ul style="list-style-type: none"> <li>• “14.2 The LPA expects a high standard of design in shop fronts, shop signage and advertisements”.</li> <li>• “14.6 Materials should always be selected to compliment the materials of the parent building”.</li> </ul> <p>This application is contrary to The adopted Stroud District Local Plan Policies ES10, ES12 and CP14. The proposal would not be sympathetic with the architectural style and detailing of the existing building. It fails to enhance the building and thereby, the prevailing character and appearance of the Conservation Area, thereby causing it harm.</p>
S.19/0105/FUL	Stagecoach, London Road	Proposed workshop extension to existing depot	NO OBSERVATIONS
S.19/0163/TPO	Stroud Railway Station, Station Road	TPO 0390 Beech - Crown lift to 5 metres	NO OBSERVATIONS
S.19/0164/TCA	Stroud Railway Station, Station Road	Crown lift all trees shown on plan to 5 metres	NO OBSERVATIONS
S.19/0143/TPO	The Kingdom Hall, Cornhill	Mature Ash (Fraxinus Excelsior) - Reduce whole crown 1-2m all round so as to reduce windsale and render tree safer in high wind situation (Car park, bungalow, footpath & road below). Remove deadwood, inspect cavities etc., to improve safety in populated area	NO OBSERVATIONS
S.18/2728/HHOLD	163 Bisley Road GL5 1HS	Demolish existing garage and rear extension, new single and two storey rear extension with associated works	NO OBSERVATIONS
S.18/2738/FUL	West End Plot At 73, Cainscross Road	Five residential flats over three floors	NO OBSERVATIONS
S.19/0094/LBC	27 Middle Street GL5 1DZ	Remove existing door from rear of the property and replace with a smaller traditional window.	NO OBSERVATIONS
S.19/0151/HHOLD	41 Horns Road GL5 1EB	Attic conversion with rear dormer	NO OBSERVATIONS
S.19/0125/HHOLD	The Bungalow, Farmhill Crescent	Proposed new porch, garage extension and access	NO OBSERVATIONS