

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

4th March 2019 at 7.30pm

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

In attendance: Raymond Teakle and Liam Funnell - Lansdown Road Motors, Roger
and Jack Gransmore – Architects and Sheral Gardner (Assistant Clerk)

Action

1. Apologies

There were no apologies.

2. Declarations of Interest

There were no declarations.

3. Minutes of the meeting of 4th February 2019

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

4. Public question time

A pre application presentation was made regarding proposed development at 7 Parliament Street.

It was noted that:

- the proposal is for 9 flats and 2 offices
- flats will be 1 bed approx. 40-50 metre square in total
- overlooking has been taken into consideration
- communal garden
- Juliet balconies to rear

The Committee made the following observations:

- is the development contributing to carbon neutral i.e. low carbon building materials, solar panels, high insulation up to Passive Haus standards – sustainability, re-using a redundant site, but will look into this further
- vehicle electric charge points should be installed – investigate this
- will the downstairs flats and communal areas be wheelchair accessible? - will look at this
- concerns were raised regarding the access into the communal garden. The only external doors will open at the front of the properties onto the pavement. Members do not agree that this is the best option and would prefer to see access at the rear. It was felt the scheme is currently not people friendly

It was agreed this looks to be an appropriate development for the site. There is a need for more flats and for this redundant site to be re-used. The scale and design are good. The Committee hope the developer will take some of the suggestions on board.

The Assistant Clerk was asked to invite Kate Russell, SDC, to a future meeting to discuss SDC perspective on listed buildings and conservation areas.

SG

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 Clerks report

This was noted.

8. GCC Roadworks

These were noted.

9. Community Governance Revue

The Committee considered the Community Governance Revue and agreed to make the following recommendation to Council:

“That if there is evidence that residents of Gunhouse Lane and Thrupp Lane identify with Thrupp parish and wish to move the boundary as proposed, Stroud Town Council would reluctantly accept their decision”.

SG/HB

10. Temporary towpath closures

This was noted.

It was felt this is an important leisure and pleasure area and to close parts of the towpath could have a huge impact on the town.

The Assistant Clerk was asked to contact GCC Highways to request they publicise in the local paper with a map and regular specific updates. It was also requested that closures should to be kept to a minimum and reopen as soon as possible.

SG

11. Street Trading application

Members considered an application for a new street trading licence at Homebase carpark.

The Committee supported the application but asked that the applicant considers the use of recyclable or biodegradable packaging where possible.

SG

12. Off-site highway works – former Lansdown Kennels

The Committee considered a request to modify planning obligation from planning permission, to amend the off-site highway works.

There were concerns that grit is washed continuously down Springfield Road. Currently, on the Fountain side, this clogs up making it a water collecting point and the pavement very slippery. The same problem can be seen in Lansdown, opposite the entrance to Brick Row. Should the proposed works be unsuitable when installed, how can they be rectified in the future?

Members asked if an alternative scheme would be more suitable, e.g. raised road.

The Assistant Clerk was asked to advise GCC Highways and copy in Cllr Eva Ward and Daniel Tiffney, Highways Manager.

SG

In addition it was noted that since the kerbs were dropped on Springfield Road, the handrail is now too low. The Assistant Clerk will report to GCC Highways.

SG

13. Stopping up highway land off Bath Street

The Committee noted that this closure would make the Merrywalks footbridge redundant and expressed a preference for continuing pedestrian access to Merrywalks and the town centre.

SG

The meeting ended at 9.30pm

Chair.....

Date.....

4th March 2019

Item 5

APPLICATIONS			
Planning Application No.	Location	Details	Comments
S.18/2539/LBC	Land At Bath Place, Cheapside	Alterations to facilitate the conversion of the former canal warehouse	<p>We keenly support development on this site. These are our comments:</p> <ul style="list-style-type: none"> • The stepped link up to Cheapside is an improvement. • The applicant should be required to provide vehicle electric charging points. • Provision for residents bicycle stores should be illustrated on the plans. • Clarity on wheelchair access route to the canal must be provided. • We were recently advised by the architect that ground source bore holes are to be considered to provide heating/hot water for the site. This is currently not a formal proposal but we feel it should be a condition. • We are concerned the fabric of the building is unlikely to age well. We would like clarity on this. • The plans provided by the architect show the canal front building in red. The colour palette of the submitted plan is more acceptable. • The height changes are acceptable. • There should be a high level of sustainability – we are disappointed with proposed levels. This can be achieved by building to high insulation standards (with PassiveHouse being the gold-standard) and aiming to use low-carbon building materials such as timber.
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	
S.19/0255/TPO	Land Adjacent To , 7 Parliament Street	Description: 5 x Lime trees (T1-T5) - Fell due to retaining wall damage and facilitate repairs.	No observations
S.19/0311/HHOLD	30 Belmont Road	Two storey rear extension to provide dining room and bedroom above, plus external insulation and weatherboard cladding on existing side porch.	No observations
S.19/0361/TCA	75 Bisley Road	Fell Lawson Cypress at the front.	No observations
S.19/0289/CPE	A S Cooke & Co Ltd, Acre Place, Park End, Paganhill	Commencement of development approved under application S.15/1361/FUL - demolition of buildings and site clearance - lawfully undertaken prior to 11 November 2018.	No observations
S.19/0253/HHOLD	47 Marling Crescent, Paganhill	Single storey, wrap around extension with pitched roof	No observations
S.19/0357/HHOLD	Grosvenor House, Park Road	Proposed garden store building	No observations