



7<sup>th</sup> May 2020

## NOTICE OF VIRTUAL MEETING

A MEETING OF CONSULTATIONS AND HIGHWAYS COMMITTEE will be held on Monday, 18th May 2019 at 7.30pm, to conduct the following business:

Helen Bojaniwska  
Town Clerk

The meeting will be held via the Zoom meeting platform: <https://www.zoom.us/join>

To attend the meeting please use ID **864 1654 9988** – password **45782904**.

For more information about attending Council meeting via Zoom please refer to the guidance on our website at: <https://www.stroudtown.gov.uk/uploads/taking-part-in-an-stc-zoom-meeting-april-2020.pdf>

### AGENDA

1. To receive apologies
2. To receive declarations of interest or requests for dispensations
3. To approve the minutes of the meeting of 2nd March 2020 previously circulated and planning applications considered March 23rd 2020 and April 2020
4. To receive questions from members of the public
5. To receive the Assistant Clerk's Report (for information only)
6. To approve procedures for holding Council and Committee meetings remotely
7. To comment on planning applications as listed

**\*\* Members of the public are welcome to attend \*\***

April 2020

Item

<b>APPLICATIONS</b>			
<b>Planning Application No.</b>	<b>Location</b>	<b>Details</b>	<b>Comments</b>
S.20/0700/LBC	Hillside House, Middle Hill	Demolish existing outbuilding & replace with 2 storey extension	No observations
S.20/0625/ADV	4 King Street	Replacement of 1no. existing external ATM sign with 1no. new external ATM sign.	No observations
S.20/0630/LBC	Flat 5, The Old Mill, Bowbridge Lock	Lime plastering to gable ends. Insulating and plastering roof slopes.	Support - good practice
S.20/0611/HHOLD	Trinity House, Trinity Road	Conversion of existing brick outhouse to a family annex.	Support this application. Good to make it fully accessible with wet room if possible.
S.20/0540/LBC	The Culls, Wick Street	Conversion of existing stable block into ancillary accommodation.	Support with the same SDC conditions as the 2016 application. Sympathetic proposal.
S.20/0391/TCA	Stroud Valley Scouting Centre, Hollow Lane	Description: Sycamore (T1) - prune overhanging branches, Lime (T2) – prune overhanging branches	Support ongoing improvements
S.20/0459/FUL	54 London Road	Increase window openings to rear.	Support – proposed flats will be hugely improved by this alteration.

23<sup>rd</sup> April 2020

Item

APPLICATIONS			
Planning Application No.	Location	Details	Comments
S.20/0622/LBC	The Brunel Goods Shed, Station Road	Proposal of nine shipping container studios. Raised walkway to provide access to the six cantilevering above. Extension of terrace. Proposed Railway Wagon.	<p>Support - this will support the local economy and retain employment and visitors close to the heart of Stroud.</p> <p>Query the footprint of the Goods Shed back area (shown clearly in photo 4 of the 0621 application) will cause a parking pinch point which needs discussing with Bransby Wilson who manage that section of the car park.</p> <p>Additional comments: This is a positive attribute for the town and could be a catalyst for further changes at the station site. It is really important that we mention the NDP aspirations for the station. In many of their documents SVA reference the NDP and the Station Masterplan and allude to the other improvements this development could help to bring.</p> <p>We suggest that improved walkways and surfacing should be considered through the station car park site to and around the Goods Shed.</p> <p>The proposal to try to incorporate a shared cycle/pathway around Brunel Mall would not be affected by the current siting of the containers. A couple of routes have been sketched from the railway land to the station for pedestrians and cyclists taking account of this project when SVA were first considering it. They have used these pictures of pedestrian cycle access in their Access statement to show the potential for improved access and pedestrian permeability.</p>
S.20/0640/LBC	The Office, Lodgemore Mills, Lodgemore Lane	Refurbishment of Board Room.	No observations
S.20/0621/FUL	The Brunel Goods Shed, Station Road	Proposal of nine shipping container studios. Raised walkway to provide access to the six cantilevering above. Extension of terrace. Proposed Railway Wagon.	<p>Support - this will support the local economy and retain employment and visitors close to the heart of Stroud.</p> <p>Query the footprint of the Goods Shed back area (shown clearly in photo 4 of the 0621 application) will cause a parking pinch point which needs discussing with Bransby</p>

			<p>Wilson who manage that section of the car park.</p> <p>Additional comments: This is a positive attribute for the town and could be a catalyst for further changes at the station site. It is really important that we mention the NDP aspirations for the station. In many of their documents SVA reference the NDP and the Station Masterplan and allude to the other improvements this development could help to bring.</p> <p>We suggest that improved walkways and surfacing should be considered through the station car park site to and around the Goods Shed.</p> <p>The proposal to try to incorporate a shared cycle/pathway around Brunel Mall would not be affected by the current siting of the containers. A couple of routes have been sketched from the railway land to the station for pedestrians and cyclists taking account of this project when SVA were first considering it. They have used these pictures of pedestrian cycle access in their Access statement to show the potential for improved access and pedestrian permeability.</p>
S.20/0624/FUL	29 Lansdown	Change of use for upper and lower ground floor from A2 to C3. Two storey extension. External works to front site boundary. Erection of railings and masonry piers.	The long term use of the cut through needs checking if PROW.
S.20/0695/ADV	McDonalds Restaurants Ltd, Merrywalks,	Installation of 4 no. digital freestanding signs and 1 no. 15" digital booth screen	No observations
S.20/0691/HHOLD	9 Folly Lane	Proposed Extensions and alterations to existing house together with new garage (re-submission of S.19/2217/HHOLD)	No observations
S.20/0400/HHOLD	14 Burford Drive	Two-storey extension, porch and associated works. Retrospective consent for a pergola, gazebo and hard landscaping/retaining works (revised plans received 17/04/2020 - retrospective pergola and alterations to the landscaping omitted)	<p>We reiterate our previous objection. The removal of the pergola from the plan does not address the issue raised.</p> <p>We are very concerned about this application as the original house seems to have so many problems with subsidence and potentially asbestos in the garage. This should be referred to building control to check viability and ask for an asbestos report.</p>
S.20/0683/FUL	57 London Road	External alterations	We would like to see more sympathetic renovation which

			<p>keeps the pillars (with a limewash) in their shabby chic state and preferably keep the upstairs single window because it has an individualistic look.</p> <p>We would also like to know whether anything else unusual is found on removal of the cladding as no-one knew about the pillars.</p>
S.20/0684/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. Resubmission from S.18/2538/FUL.	Defer
S.20/0685/LBC	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	Defer

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## Item 5

APPLICATIONS			
Planning Application No.	Location	Details	Comments
S.20/0155/ADV	Dirleton House, Cainscross Road	4x free-standing signs	No observations
S.20/0400/HHOLD	14 Burford Drive	Two-storey extension, porch and associated works. Retrospective consent for a pergola, gazebo and hard landscaping/retaining works	We OBJECT to this application on the grounds that the elevation of the land creates an invasion of privacy to the neighbours. We are also concerned that there is no detail about how the raised height of the land is being retained and secured against encroachment to the highway that is at the rear of the property. The Planning Statement only seems to concern itself with the impacts within the boundary of the property and not beyond. For this reason we would recommend this application is called in.
S.20/0465/LBC	Units 6 To 9, Salmon Springs Trading Estate, Painswick Road	Interior refurbishment of existing office	No observations
S.20/0356/HHOLD	8 Summer Close	Front extension, Side extension and external stair lift and path with 1:5 gradient	No observations
S.20/0467/HHOLD	8 Upper Dorrington Terrace, Field Road	Single storey rear extension and rebuild of garden steps	No observations
S.20/0502/HHOLD	The Briars, Mill Farm Drive, Paganhill	Demolition of of conservatory, construction of single storey rear extension & internal alterations	No observations
S.20/0170/FUL	Land At 102, Slad Road	Proposed single dwelling house with separate single storey workshop.	OBJECT -We have concerns about access to the site for construction and the potential for the development to exacerbate existing problems with on street parking.
S.20/0442/TCA	27 Middle Street	Trees in a Conservation Area Description: T1&T2: 2x Yew (small) - fell, T3: 1 x Silver birch (single stem) - Crown reduce by 3m from tips of branches, T4: 1x Silver birch (multistemmed) - Crown reduce by 3m from tips of branches	No observations
S.20/0553/TCA Location:., Stroud. Application Type: Trees in a Conservation Area Description:	Flat 5, The Castle, Castle Street	(1) 3 Lime trees at the front- Remove epicormic growths on their main stems up to the first main branches, prune to clear the building by at least 2.0m, remove significant deadwood throughout their crowns and prune to clear the overhead wire. (2) Yews overhanging the front wall. Crown raise on the road side to approximately 5.5m. (3) Golden Macrocarpa over hanging Spring Lane. Trim back as hard as practicable without	No observations

		spoiling on the lane side. (5)Catalpa. Reduce its spread over the lawn to leave it with a radial crown spread of not more than 5.0m and shape leaving the overall height untouched.	
S.20/0539/FUL	The Culls, Wick Street	Conversion of existing stable block into ancillary accommodation	No observations

**From:** [Shelley Dyte](#)  
**To:** [Sheral Gardner](#)  
**Subject:** FW: Variation of S106 of Application S.20/0901/106R – Land at Former Stroud Cricket Ground  
**Date:** 04 May 2020 13:34:44  
**Attachments:** [image002.png](#)

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**From:** Kate.Beauchamp@stroud.gov.uk [mailto:Kate.Beauchamp@stroud.gov.uk]  
**Sent:** 04 May 2020 13:29  
**To:** Council\_stroudtown.g <Council@stroudtown.gov.uk>  
**Cc:** Amy.Robertson@stroud.gov.uk  
**Subject:** Variation of S106 of Application S.20/0901/106R – Land at Former Stroud Cricket Ground

## **Variation of S106 of Application S.20/0901/106R – Land at Former Stroud Cricket Ground**

Dear colleague

Please can I notify you of a request we have received to modify a planning obligation/legal agreement for the Land at Former Stroud Cricket Club? This seeks to amend the remaining affordable housing provision.

The proposal is seeking to amend the mortgagee clause on the affordable housing plots to allow the registered affordable housing provider to raise capital against its assets and meet a requirement of its funders e.g. the banks.

This a technical/legal amendment really: it does not reduce the onsite provision of affordable housing but helps support the viability of the provider and therefore the ongoing provision of affordable housing.

I (or Pippa Stroud, our affordable housing lead on this site) would be happy to explain in more detail if this is not clear.

This is not a planning application therefore I am not expecting a response from the Parish or Town Council, however, I am happy to receive one if you wish to respond.

On behalf of Amy Robertson, the case officer.

Kind regards, Kate



**Kate Beauchamp**  
Majors Sites Co-ordinator  
**Stroud District Council**

Ebley Mill, Ebley Wharf



Stroud, Gloucestershire. GL5 4UB

**W** [www.stroud.gov.uk](http://www.stroud.gov.uk)

*Working together to make Stroud district a better place  
to live, work and visit*

The current situation will have an impact on the Planning Service and our ability to consider and determine planning and other applications. While our aim is to keep the service running, there will be some changes. These will be outlined on our website.

Please use our website to view planning documents and applications and register for email notifications/alerts. <https://www.stroud.gov.uk/planning>

**If you need to contact us please could you email rather than phone and be aware there may be a delay in responding.**

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18<sup>th</sup> May 2020

Item

<b>APPLICATIONS</b>			
<b>Planning Application No.</b>	<b>Location</b>	<b>Details</b>	<b>Ward/notes</b>
S.20/0684/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. Resubmission from S.18/2538/FUL.	Central
S.20/0685/LBC	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	Central
S.20/0745/LBC	2 Field Place, Park End, Paganhill	Single storey extension and repair works, maintenance and alteration	Pag/Farm
S.20/0792/FUL	28 Lansdown	Conversion of lower ground floor to separate apartment. Two storey rear extension and External insulation and render/timber cladding to walls to rear.	Central
S.20/0718/FUL	Stagecoach In The Cotswolds, London Road	Erection of a new vehicle maintenance facility and associated works	Trinity
S.20/0772/HHOLD	The Bungalow, Carlton Gardens, London Road	Single story front extension.	Central
S.20/0863/TCA	1 Chapel Street	Weeping Ash (T1) - Fell. Lime (T2) - Fell	Slade
S.20/0848/TPO	48 Peghouse Rise	T4 - Field maple - Crown reduce by approx. 3.5m in height and 1.5m in lateral spread retaining as much lower side branches and epicormic growth for future crown development & remove major deadwood. T5 - Sycamore - Remove major deadwood (over 50mm in diameter) and broken branches. T6 - Beech - Remove major deadwood (over 50mm in diameter) and reduce damaged branch at 5m N back to suitable lateral. Aerially inspect squirrel damaged branches and reduce end weight of severely damaged branches to reduce risk of failure.	Uplands
S.20/0337/HHOLD	15 Summer Street	Rear single storey extension, dormer window & detached annexe	Valley
S.20/0856/FUL	7 Parliament Street	Erection of 9 residential flats and 81sqm of B1 office space	Slade
S.20/0846/HHOLD	17 Horns Road	Extend both sideways and upwards from rear extension	Trinity