



9th August 2021

To Members of Council

You are invited to attend a virtual MEETING OF CONSULTATIONS AND HIGHWAYS WORKING GROUP to be held on **Monday 16th August 2021 at 7.30pm**, to conduct the following business.

Helen Bojaniwska
Town Clerk

The meeting will be held via the [Zoom meeting platform](#)

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](#)

AGENDA

1. To receive apologies
2. To receive declarations of interest or requests for dispensations
3. To approve the minutes of the meeting of 12th July 2021 previously circulated
4. To receive questions from members of the public
5. To receive a pre-application presentation from Vision Mill Architects
6. To receive the Assistant Clerk's Report (for information only)
7. To comment on planning applications as listed
8. To note planning decisions from the Stroud District Council (to follow)
9. To consider a recommendation to Council a proposal to formalize a public path on Council land

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, sexual orientation, faith, marital status and disability); Crime and Disorder (Section 17); Health and Safety; and Human Rights.

Item 6 APPLICATIONS 16th August 2021

Planning Application No.	Location	Details	Ward/notes
S.21/1665/FUL	Land at 63 Stratford Road, Stratford Road, Stroud	Erection of a new dwelling	Central
S.21/1752/HHOLD	23 Bowbridge Lane, Stroud	Erection of garden room and raised decking	Trinity
S.21/1780/HHOLD	70 Peghouse Rise, Stroud	Erection of single storey extension to rear & extension over garage	Uplands
S.21/1758/HHOLD	1 Upper Dorrington Terrace, Stroud	Erection of single storey extension to garage	Trinity
S.21/1455/HHOLD	8 Upfield Close, Paganhill	Single storey rear extension	Farmhill and Paganhill
S.21/1801/LBC	38-42 London Road, Stroud	Alterations to form new toilets and repair render on front elevation	Central
S.21/1381/FUL	Land At Rear Of 1 Clifton Villas, Springfield Road, Uplands	Subdivision of the rear garden and erection of a new dwelling. Creation of new offstreet parking within the front garden. (Revised drawings received 4.8.21)	
S.21/1813/LBC	3 - 7 Rowcroft	Removal of asbestos promenade tiles to the rear flat roof. Insulating & recovering of flat roof. Replacement of existing roof lights. Removal & replacement of failed rainwater goods.	

Delegated applications

These applications will not be discussed unless a ward Cllr calls in or there are significant objections from members of the public.

Planning Application No.	Location	Details	Ward/notes
S.21/1449/COU	Unit 65, Five Valleys Shopping Centre, Stroud	Change of use from Class E (a) Retail to Sui Generis – Hot Food Takeaway	Central
S.21/1708/TCA	54 Lower Street, Stroud	T1 Ash Tree – Chalara Ash dieback, to be removed	Trinity
S.21/1576/HHOLD	117 Slad Road, Stroud	Remove section of garden wall, reduce garden level and widen driveway (retrospective)	Valley
S.21/1497/HHOLD	50 Valley View Road, Stroud	Enlargement of front extension (retrospective)	Slade
S.21/1790/TCA	9 Whitehall, Stroud	Trees in a conservation area T1 Elder - Fell	Trinity
S.21/1845/LBC	The Mill House, Park End, Paganhill	Demolition of store/shed, erection of single storey extension, alteration to external opening, blocking up external doorway & part removal of internal wall.	Pag/Farm
S.21/1844/HHOLD	The Mill House, Park End, Paganhill	Demolition of store/shed, erection of single storey extension, alteration to external opening, blocking up external doorway & part removal of internal wall	Pag/Farm
S.21/1812/TCA	Lodgemore Mills, Lodgemore Lane	G1 - crown raise to provide approx 4m clearance from ground level and remove semi mature ash.	
S.21/1811/TCA	St Lukes Medical Centre, 53 Cainscross Road	T1 Goat willow - Remove overhanging stem and crown raise to 5m. T2 Beech - Crown raise to 6m. T3 Ash - Remove leaning stem.	

Decisions Made By Local Planning Authority

Application	Status	STC Comments
Land At Dudbridge Hill S.21/1173/FUL Demolition of all buildings.	Permission	Neutral
St Roses School Beeches Green S.21/1107/FUL Erection of a single storey 'link' between two existing buildings, including associated hard and soft landscaping. Redesign of previously approved S.20/0923/FUL	Permission	Neutral
Morningside Farmhill Lane S.21/1208/HHOLD Erection of single storey workshop 5.5m x 3.0m	Permission	Neutral
April Cottage Birches Drive S.21/1214/HHOLD Proposed garden room, enlargement of entrance porch & enlargement of rear dormer.	Permission	Neutral
144 Cainscross Road S.21/1141/HHOLD Retrospective permission for the installation of timber cladding to single storey rear additions.	Permission	Neutral
2 Highfield Upper Springfield Road Uplands S.21/1368/HHOLD Erection of garden studio	Permission	Neutral
9 Lower Street S.21/1348/LBC Small extension to the rear. Thermal upgrade to the existing rear extension. New windows to the extension	Consent	Neutral
9 Lower Street S.21/1347/HHOLD Small extension to the rear. New windows to the extension	Permission	Neutral
64 Gannicox Road S.21/1468/HHOLD Erection of first floor extension over existing garage and erection of front and rear dormer windows.	Refusal	Neutral
64 Mathews Way S.21/1459/HHOLD Removal of conservatory and erection of single storey rear extension.	Permission	Neutral
Frome House London Road S.21/1370/ADV Installation of 2x non-illuminated signs	Consent	Neutral
Stroud Valley Scouting Centre Hollow Lane S.21/1485/TCA Ash (T3) - Fell	Consent	Neutral
Safflower House London Road S.21/1581/TCA T1 - Sycamore - remove lowest limb back to main trunk. G2 & G3 - Fell 2 laurel groups to ground level.	Consent	Neutral
15 Summer Street S.21/1611/HHOLD Erection of single storey rear extension and rear dormer window.	Permission	Neutral
The Kingdom Hall Cornhill S.21/1607/TPO T 403 Ash - Fell	Consent	Neutral

It is clear that this route has been in existence for many years and provides a valuable pedestrian link to the footpath to the Heavens.

There is also potential for the small spur between this route and Highfield Road to be dedicated, but this is on Stroud District Council land, so they would need to be asked to progress this.

LEGAL IMPLICATIONS

Section 25 of the Highways Act 1980 makes provision for the creation of a new public footpath by agreement between the landowner and the highway authority.

The process requires a signed declaration by the landowner(s) to the effect that they are dedicating a footpath (as agreed by the relevant authority). Prior to making an agreement there is a requirement to consult the other council affected and to ensure that the path to be created, and subsequently dedicated as a public right of way, meets the requirements of the highway authority. Once the agreement is made, the fact has to be advertised through publication of a notice in at least one local newspaper.

Adding the route to the definitive map will provide protection from being extinguished on 1 January 2026 under the terms of Sections 25 and 26 of the CROW Act 2000.

FINANCIAL AND STAFFING IMPLICATIONS

Some staff time to liaise with Gloucestershire County Council, who will prepare the necessary paperwork.

EQUALITY IMPLICATIONS

None

CO2 IMPLICATIONS

None.

HB 29/7/2021