



31<sup>st</sup> January 2021

## To Members of Council

You are invited to attend a virtual MEETING OF CONSULTATIONS AND HIGHWAYS WORKING GROUP to be held on **Monday 7<sup>th</sup> February 2022 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 4<sup>th</sup> January 2022 previously circulated
4. To receive questions from members of the public
5. To receive the Assistant Clerk's Report (for information only)
6. To comment on planning applications as listed
7. To note planning decisions from the Stroud District Council
8. To consider the creation of a statement about the replacement of mature trees when felled (proposal to follow)

*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.*

**Assistant Clerks Report – Consultation Committee**

**Meeting of 7<sup>th</sup> February 2022**

Wallbridge Pumping Station, Stroud. Our ref: S.21/2961/TCA

We have been in contact with our client, and can confirm the following mitigation planting will be undertaken with regard to each Tree Removal Plan:

- 612048-GTE-XX-02-DR-EN-006 – Mitigation planting is not deemed necessary as only canopy lifting is taking place to 5.2m to prevent damage.
- 612048-GTE-XX-02-DR-EN-003 – Yes, mitigation planting will take place. The client is currently in discussion with Cathy Beeching (Environment Agency biodiversity officer) as part of the EA FRAP permit, we envisage a 6:1 planting ratio with an increase in species diversity to be agreed with EA at this location. Does Stroud District Council (SDC) have any other specific requirements that they would like incorporated?
- 612048-GTE-XX-02-DR-EN-004 – Yes, mitigation planting will take place. The exact scope has not yet been defined, however should SDC have any requirements for consideration, these can be incorporated .
- 612048-GTE-XX-02-DR-EN-005 – Yes, mitigation planting will take place. It's looking likely that T79, G11.1, G11.2 & G11.3 will no longer be removed. T81-T89 will be mitigated with tree planting at the old CSO site in Wallbridge.
- 612048-GTE-XX-02-DR-EN-008 – Yes, mitigation planting will take place. Tree U13 is only just over 150mm diameter, does SDC have any recommendations that the client can put forward to the landowner for approval?

**Item 6 APPLICATIONS 7<sup>th</sup> February 2022**

<b>Planning Application No.</b>	<b>Location</b>	<b>Details</b>	<b>Ward/notes</b>
S.21/3032/LBC	47 London Road	Internal & external alterations.	Central
S.22/0028/LBC	Subscription Rooms, George Street	Renew three sash windows at first floor level with double doors to balcony.	Central
S.22/0044/FUL	1st Floor Offices, Clarendon Court, London Road	Change of use of eight flats with associated fenestration changes, creation of bin and cycle storage and installation of photo voltaic panels	Central
S.22/0012/TPO	117 Bisley Road	T1 (36a on Map), T2 (28a on Map) Sycamore, T3 (27 on Map) Sycamore - Remove. T4 (23a on Map) Sycamore and T5 (13 on Map) - Crown lift by 4m.	Slade
S.21/1152/REM	Dudbridge Industrial Estate, Dudbridge Road	Details of appearance, landscaping, layout & scale pursuant to the grant of outline planning consent under hybrid planning permission (S.17/1987/OUT dated 25th May 2018) for residential development comprising 92 no. dwellings.	N/A
S.22/0099/HHOLD	40 Paganhill Estate	Erection of rear two storey extension and internal adaptations	Farm/Pag
S.22/0174/AFPA	Hammonds Farm, Wick Street	Prior Approval - Agricultural/Forestry Description: Erection of agricultural building and polytunnel.	Uplands
S.22/0142/HHOLD	80 Farmhill Lane	Erection of front, side and rear extensions	Farm/Pag
2021/0517/EIAS	Land M5 Junction 13 West of Stonehouse Eastington	Request for a formal EIA Scoping Opinion for a proposed Eco-Park development comprising a 5,000 capacity football stadium, indoor and outdoor playing pitches, academy building, up to 40,000 sq. metres of Class E and 20,000 sq. metres of B2/B8 employment floorspace, a hotel with up to 100 beds, a Care Village including a 70 bed Care Home, as well as associated access, parking, landscaping and other ancillary works	N/A

**Delegated applications**

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

<b>Planning Application No.</b>	<b>Location</b>	<b>Details</b>	<b>Ward/notes</b>
S.22/0081/HHOLD	Greenfield, Park Road	Erection of front extension, side extension and installation of raised parking area with dropped kerb	Trinity
S.22/0052/HHOLD	Leyland, Farmhill Crescent	Conversion of garage and erection of single storey extension	Farm/Pag
S.22/0041/HHOLD	Grove View, Lower Leazes	Erection of single storey extension, installation of deck with housing plant room beneath, external insulation and render, new porch, amendments and installation of windows.	Valley
S.22/0126/LBC	Piccadilly Mill West, Lower Street	Replacement of an external entrance/exit door	Trinity
S.22/0111/HHOLD	Hillside House, Middle Hill	Erection of new detached garage	Slade

## Decisions Made By Local Planning Authority

<b>Application</b>	<b>Status</b>	<b>STC Comments</b>
Land Adjacent To Northside Mill Farm Drive Paganhill S.21/1068/FUL Erection of three dwellings - Resubmission of S.20/1583/FUL.	Permission	Object
18 King Street S.21/2689/FUL Remove ATM and re-instate glazing to match existing. Remove Nightsafe, infill aperture with brickwork to match existing.	Permission	Neutral
1 Queens Square Chapel Street S.21/2597/LBC Re-fenestration of windows and doors. Re-pointing of exterior rubble walling	Consent	Neutral
1 Queens Square Chapel Street S.21/2596/HHOLD Re-fenestration of windows and doors. Re-pointing of exterior rubble walling	Permission	Neutral
Castle Court Castle Street S.21/2631/LBC Insertion of conservation style ventilation cowls to side and rear elevations	Consent	Neutral
Castle Court Castle Street S.21/2630/FUL Insertion of conservation style ventilation cowls to side and rear elevations	Permission	Neutral
Land At Abercairn Belle Vue Road S.21/2957/TPO T1 Sycamore -Fell due to infection by common root decay organism (Perenniporia fraxinea). Plant replacement tree (Red maple [Acer rubrum] or Cappadocian maple [Acer cappadocicum]) as additional tree in wildlife corridor associated with site development, ideal location is the western aspect of the wildlife corridor.	Consent	Neutral
Cedar Lodge Frome Hall Lane S.21/2933/TCA T1 Sycamore - Reduce height from 45ft to 30ft and crown width of approximately 30ft to 20ft.	Consent	Neutral
Land At Stafford Mill London Road Thrupp S.21/2602/FUL Erection of industrial building.	Withdrawn	Support

## **Report for Consultations and Highways February 7<sup>th</sup> 2022**

### **Formulating a tree statement that can be used regularly with Tree change applications.**

At the Jan 4<sup>th</sup> 2022 Consultations and Highways Working Group there was a discussion as to how we can develop a statement that reflects our position on tree felling applications.

**It is recommended that we continue this discussion on Feb 7<sup>th</sup> 2022 with the support of Rob Green and if possible come up with points for future decision making.**

### **Background**

At the Jan 4<sup>th</sup> 2022 meeting we felt we needed to be able to suggest:

1. Liaison with Stroud District Council and Stroud Town Council (the latter where relevant) to discuss replacements in particular where there are large amount of trees to be felled.
2. That the replacements are ideally quick growing trees to reach maturity within 100 years where possible
3. That the replacements are semi mature trees so that the biodiversity value of the trees lost is replaced more quickly than with whips.
4. Also we would want as much wood to be left on the ground as is possible for future habitat development and soil enrichment.
5. And we would want to see a maintenance plan for the following years for the newly planted trees.

I sent these provisional statements to Chris Woolner and Rob Green. I did add a couple of extra ideas from those proposed by Adrian after having attended a zoom session on ancient and venerable trees.

Below are some of Rob's points to help us be really clear at the meeting on Feb 7<sup>th</sup>.

2A

'that replacements are ideally quick growing trees to reach maturity within 100 yrs where possible'. I wouldn't like to see this adopted. One of the main problems we have with our urban tree stock is that waves of different planting fashions over the last 50 plus years have been doing exactly this, leading to smaller and shorter lived trees. It doesn't mean that there's not a place for them but the bigger issue is to stipulate the other way to ensure that we create future generations of bigger, longer lived trees to replace past Victorian and earlier trees that are slowly being lost. Also, in response to your comment re some of the smaller native trees and shrubs and the species they support, this is a good point. But of note is that these are not the species normally planted either, so I think the issue is that we need to be pushing for a greater proportion of native species (good arguments to say that non native still have a place in urban areas) both big and small.

3A

'that replacements should be semi mature trees so that the biodiversity value of the trees lost is replaced more quickly than with whips'. Again would want to see this caveated. Semi mature trees have their place, especially where visual impact is key consideration, but there are downsides as well. Obviously they are much more expensive to buy, plant and maintain; you would expect more losses; even if they do well they are much less likely to survive into old age so little chance that you'll be creating future veterans; and it shouldn't be forgotten that smaller trees catch up fast and can be expected to perform better, as well as getting a lot more for your money. So, a great deal depends on how long a time perspective you're looking at.

Re the semi mature vs whips issue, yes you can get failures there too but that's then so much of an issue and you can often plant to accommodate this anyway. The main factor that I was getting at is that they are less likely to be stressed and much more likely to develop a better root system. With semi mature planting amongst the successful ones, it's still very likely that the root system won't ever be as good which impacts on their longevity. Self-sown are best of all .... One of the interesting things that was learnt from the Great Storm was that planted trees fared far worse, though I also remember it being suggested that this could have been due to slot planting of whips so that the main strength in the routes was side to side, not all around, and the type of trees we're talking about will be pit planted. While all this could sound quite minor in the scheme of things, it's going to become more of an issue with more extreme weather, from drought to wetter winters making the ground softer and increased storminess. The latter two in combination greatly increase the risk. All are worse with weakened root development.

4A

'we would want as much wood to be left on the ground as is possible for future habitat development and soil enrichment'. I would be a bit more specific here and talk about the value of dead wood habitat, both standing and on the ground. Standing dead wood just has to consider safety issues. Wood on the ground is more about whether it's in keeping with the site but also factors like whether it's in direct sunlight or not (you won't have much value if it's baked dry). So, if we were going to include something on dead wood it's a bit complicated and it might be best to make this point and include a reference to something like the book 'Veteran Trees: A guide to good management (nothing to do with the fact that the acknowledgements say special thanks are due to Rob Green for such extensive comments ....) or maybe better to reference appropriate guidance under relevant agri-environment measure as this will be online and is much shorter.