

STROUD TOWN COUNCIL

**Minutes of the meeting of CONSULTATION AND HIGHWAYS
WORKING GROUP**

Monday, 7th February 2022, at 7.30pm
Virtual Meeting (Zoom)

Present

Cllrs Camilla Hale (Chair), Tony Davey, Mick Fealty, Adrian Oldman, Steven Naumann and Stella Parkes.

Absent

Cllr Geoffrey Andrews

In attendance

Cllr Rob Green (item 8), Jo Leahy (item 4), Sheral Gardner (Assistant Clerk).

1. Apologies

No apologies received.

2. Declarations of interest and requests for dispensations

None.

3. Minutes of previous meeting

The minutes of the Consultations and Highways meeting of 4th January 2022 were noted by the members present and will be approved by the Consultations and Highways Working Group when they are next able to meet.

4. Questions from members of the public

Jo Leahy, Stroud Valleys Artspace, presented pre-application proposals for an accessible entrance to the Brunel Goods Shed. Members agreed the proposal was exciting, the plans made the most of the space and wished SVA well with fundraising.

5. Assistant Clerk's report

This was noted.

The working group had no observations regarding a short-term street trading application outside former Age UK shop.

Members asked for clarification on permissions required for stalls/performers in the town centre.

Action: Clerk to advise SDC and to request information regarding permission for stalls, etc., in the town centre.

Members noted the secondary consultation dates on the proposed new map of constituencies in England, which takes place from 22nd February to 4th April.

The agenda was rearranged as follows:

7. Planning Decisions

These were noted.

8. Replacement of mature trees statement.

Members considered formulating a tree statement that can be used regularly with tree change applications. It was **agreed** each tree application needs to be assessed for the circumstances and details. Difficult tree applications will continue to be referred to Cllr Rob Green for advice.

It was **agreed** that there is close liaison with Stroud District Council, especially in large removals, to look for other tree planting opportunities and that there is a maintenance plan, especially for large planting or estate planting for at least 5 years to include watering, pruning etc.

The following should be considered:

- Is there an opportunity to replace what is to be lost by a larger or semi mature tree?
- Should wood cut down be left on the ground?
- Will the replacement tree/s be long lasting and to what scale?
- Will it/they be pollution tolerant, disease resistant, stress tolerant and climate adapted?
- Can the replacement tree/s add to diversity in the town (they do not have to be native in urban areas)?
- Will the replacement trees have wildlife benefits? Consider hedge motorways for shelter and food. Sudden gaps affect wildlife.
- Is there an opportunity for connectivity/ hedging/ more native species/smaller species like hawthorn, field maple, rowan, spindle, wayfarer etc?
- Does the replacement add to structure with differing heights, or more habitat niches?
- Semi mature trees on the whole do not live as long as smaller planting because of the stress of being moved but might still live 200 years or so.
- We might need a list to be better informed although climate change is very tricky to anticipate as there are so many potential factors.
- Note that the wholesale loss of ash will not be replaced in volume etc for at least 20 – 50 years.

Action: The Clerk to ask the Environment Committee to consider developing a Tree Charter to help with planning applications and to be adopted into the NDP re-write

6. Planning applications

It was **agreed** to recommend to the Clerk the responses shown in the attached appendix.

It was **agreed** to carry on beyond 10pm.

Action: Clerk to advise SDC.

The meeting closed at 10.15pm

Chair

Date

Item 6 APPLICATIONS 7th February 2022

Planning Application No.	Location	Details	Ward/notes
S.21/3032/LBC	47 London Road	Internal & external alterations.	Support bringing this derelict building to living space. We are pleased to see parking area at the rear will be a permeable surface.
S.22/0028/LBC	Subscription Rooms, George Street	Renew three sash windows at first floor level with double doors to balcony.	Support. This helps with reinventing the Sub Rooms as a good cultural venue.
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	Support this high quality, well thought out proposal. This type of accommodation including car charging points and covered parking for bikes is what is needed in the town centre.
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.	Object - We are not happy with the reasons given to remove T1, T2, T3 and also with the contradictory information given in the application. We would want to see more details on why these trees should be removed. This is contrary to SDC Local Plan policy ES8.
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.	Object. At all stages of this proposed development, STC has been very concerned about the lack of amenities, biodiversity, soft and permeable surfaces (all are hard), rainwater collection, open space for children to play, electric car points and any kind of sustainability for any generation. The site is cramped, dominated by cars, has no gardens and everything looks away from the river to cars. Access to the canal is insufficient. Contrary to SDC Local Plan policies CP5, CP8, CP14, ES15 We support Historic England's concerns, which have not been acknowledged and those of Highways from last September and Stroud Civic Society.
S.22/0099/HHOLD	40 Paganhill Estate	Erection of rear two storey extension and internal adaptations	No observations
S.22/0174/AFPA	Hammonds Farm, Wick Street	Prior Approval - Agricultural/Forestry Description: Erection of agricultural building and polytunnel.	Support this enterprise on condition appropriate restrictions are in place to ensure there is only agricultural use.
S.22/0142/HHOLD	80 Farmhill Lane	Erection of front, side and rear extensions	No observations
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	Comment: STC agrees all aspects of the environmental impact scoping assessment should be carried out. There are no images of the missing mile of canal. We would like to see detailed a description of this.

Planning Application No.	Location	Details	Ward/notes
		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	
S.22/0208/ADV	16 High Street	2no. Fascias with trough lights to illuminate	Support
S.22/0113/P3E	New Imperial House Station Road	Change of use from offices (Class E) to 7no. residential flats (Class C3)	<p>Comment: We cannot see the mezzanine floors with toilets, in the plans?</p> <p>The shops do not have staff facilities including toilets and a kitchen area.</p> <p>We are pleased the flats appear to be spacious with good lighting in almost all of them.</p> <p>There are so few accessible flats in the town centre, this would be a fantastic opportunity to make the ground floor accessible.</p> <p>There is not enough space given over to bike storage and bins and access into this area is difficult. What is planned for rubbish collection day? We hope it is not intended to have bins out on the street. This is a regeneration area and we ask that the developer comes up with a strategy. We would not want to see future improvements to be marred by this – this would be contrary to NDP policy AP7</p>
S.22/0140/FUL	Wallbridge Industrial Estate Wallbridge	The siting of 31 storage containers, a site office and associated works (Resubmission of S.21/0175/FUL)	<p>Object to night time lighting. This is area is part of a long nature reserve and the wildlife along the river would be affected by that. The Levelling up Fund is continuous of the greener areas around the Wallbridge space. Contrary to SDC Local Plan policy ES6, ES13</p> <p>We question why there are so many more units than the 20 SDC originally asked for. The density is a concern.</p>
S.22/0237/HHOLD	6 Cotteswold Rise	Erection of extensions & enlarged parking area	Support the intention of improving the house. There is a concern with the closeness of the neighbours garage (no.5). The lack of access to the garage wall for future maintenance should be considered.
S.22/0240/LBC	Station House , Station Road	Widen one ground floor door opening in rear rooms	No observations
S.22/0081/HHOLD	Greenfield, Park Road	Erection of front extension, side extension and installation of raised parking area with dropped kerb	No observations

S.22/0052/HHOLD	Leyland, Farmhill Crescent	Conversion of garage and erection of single storey extension	No observations
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.	No observations
S.22/0126/LBC	Piccadilly Mill West, Lower Street	Replacement of an external entrance/exit door	No observations
S.22/0111/HHOLD	Hillside House, Middle Hill	Erection of new detached garage	No observations
S.22/0218/TPO	10 Springhill, Uplands	G1 Yew Tree Hedge - reduce height from 12M to 9M	No observations
S.22/0230/TCA	Castle Coach House, Castle Street	T1 Silver birch - Reduce from 11m to 7m and shape. T2 and 3 Goat willow - Coppice.	No observations