

STROUD TOWN COUNCIL

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

Monday, 16th August 2021, at 7.30pm
Virtual Meeting (Zoom)

Present

Cllrs Camilla Hale (Chair), Mick Fealty and Stella Parkes.

Absent:

Cllrs Geoffrey Andrews and Gill Tavner

In attendance

Cllr Tony Davey, Nick Mills - Vision Mills Architects and Sheral Gardner (Assistant Clerk).

1. Apologies

Apologies were received from Cllr Steven Naumann.

2. Declarations of interest and requests for dispensations

None.

3. Minutes of previous meeting

The minutes of the Consultations and Highways meeting of 12th July 2021 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

There were no questions.

5. Assistant Clerk's report

This was noted.

6. Pre-application

Nick Mills from Vision Mill Architects presented proposals for a mixed retail/residential use development at Nelson Street. Members had a number of questions which were answered as follows:

- The property is not Listed
- The retaining wall adjacent and stone stairs going up to the Parliament Street car park are owned by SDC
- The project will depend on acquiring land, including 7 parking spaces, from SDC
- Outdoor area on Nelson Street will be under the building canopies
- Ventilation will stack up through the Vs of the roof. This will be in the middle of the buildings and will not be seen

- New buildings will be set back to help alleviate issues with traffic and parking problems that already exist on Nelson Street
- A flat roof design was considered to reflect the Art Deco nature of the old Co-op building, but it created a bulky mass and was dismissed
- It was suggested shop usage would be better than proposed cafés, as this would spread the shops up Nelson Street. Cafes and take-away venues would add to the vehicle congestion in an already very narrow street. Sitting outside on such a busy traffic street would be undesirable.
- It was noted residential properties help reduce anti-social behaviour
- It was suggested Mr Mills talks to the STC Project Officer regarding the NDP

The Chair thanked Mr Mills for his presentation and members look forward to receiving the planning application in due course.

7. Planning applications

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

Action: Clerk to advise SDC.

8. Planning decisions

These were noted.

9. Proposal to formalize a public path on Council land

It was **agreed** to recommend that the Council enters into a Section 25 Agreement with GCC under the Highways Act 1980 for the footpath between the New Cemetery and Spider Lane Allotments and to the Rear of 39-41 Highfield Road leading to the footpath to the Heavens.

It was also **agreed** to ask SDC to progress the dedication of the small spur between this route and Highfield Road.

The Committee expressed their thanks to Chas Townley for his work on this and **agreed** to support him on the footpath work he is carrying out for the town.

Action: Clerk to refer recommendation to Council and discuss additional route with SDC.

The meeting closed at 9.35pm

Chair

Date

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	No observations
S.21/1752/HHOLD	23 Bowbridge Lane, Stroud	Erection of garden room and raised decking	Comment - We would agree with comments regarding the need for good sound proofing if the garden room is for residential use.
S.21/1780/HHOLD	70 Peghouse Rise, Stroud	Erection of single storey extension to rear & extension over garage	No observations
S.21/1758/HHOLD	1 Upper Dorrington Terrace,	Erection of single storey extension to garage	No observations
S.21/1455/HHOLD	8 Upfield Close, Paganhill	Single storey rear extension	No observations
S.21/1801/LBC	38-42 London Road, Stroud	Alterations to form new toilets and repair render on front elevation	No observations
S.21/1381/FUL	Land At Rear Of 1 Clifton Villas, Springfield Road, Uplands	Subdivision of rear garden and erect a new dwelling. Create new offstreet parking within the front garden. (Revised drawings received 4.8.21)	Object – Proposed building is too large for the area and higher than the Middle Street roof line. The amenity space for both buildings is not sufficient. Contrary to SDC Local Plan policies HC8 and CP14. <i>We also reiterate previous comments: Upper Springfield Road parking looks very vulnerable. Can cars be better protected from turning traffic</i>
S.21/1813/LBC	3 - 7 Rowcroft	Remove asbestos promenade tiles to rear flat roof. Insulating & recovering of flat roof. Replace existing roof lights. Remove & replace failed rainwater goods.	No observations
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	No observations
S.21/1708/TCA	54 Lower Street, Stroud	T1 Ash Tree – Chalara Ash dieback, to be removed	No observations
S.21/1576/HHOLD	117 Slad Road, Stroud	Remove section of garden wall, reduce garden level and widen driveway (retrospective)	No observations
S.21/1497/HHOLD	50 Valley View Road, Stroud	Enlargement of front extension (retrospective)	No observations
S.21/1790/TCA	9 Whitehall, Stroud	Trees in a conservation area T1 Elder - Fell	No observations
S.21/1845/LBC	The Mill House, Park End, Paganhill	Demolish store/shed, erect single storey extension, alteration to external opening, blocking up external doorway & part removal of internal wall.	No observations
S.21/1844/HHOLD	The Mill House, Park End, Paganhill	Demolish store/shed, erect single storey extension, alteration to external opening, blocking up external doorway & part removal of internal wall	No observations

S.21/1812/TCA	Lodgemore Mills, Lodgemore Lane	G1 - crown raise to provide approx 4m clearance from ground level and remove semi mature ash.	No observations
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.	No observations
S.21/1947/HHOLD	132 Slad Road	Erection of a single storey garden room	No observations