

## STROUD TOWN COUNCIL

### **Minutes of the meeting of CONSULTATION AND HIGHWAYS COMMITTEE Monday, 14<sup>th</sup> September 2020, at 7.30pm Virtual Meeting (Zoom)**

#### **Present**

Cllrs Simon Arundel (Chair), John Bloxsom, Alice Campbell, Camilla Hale, Steven Naumann, Margaret Poulton, Haydn Sutton and Chas Townley.

#### **In attendance**

Sheral Gardner (Assistant Clerk) and Helen Bojaniwska (Clerk)

#### **1. Apologies**

There were no apologies.

#### **2. Declarations of interest and requests for dispensations**

Cllr Townley declared a personal interest regarding item 6, planning application number S.20/1606 – 4 Milton Grove.

#### **3. Minutes of previous meeting**

The minutes of the meeting Consultations and Highways meeting of 10<sup>th</sup> August 2020 were **approved** by the members present and will be signed as a correct record by the Chair at the next possible opportunity.

#### **4. Questions from members of the public**

None.

#### **5. Assistant Clerk's report**

This was noted.

#### **6. Planning applications**

Responses were agreed as shown in the attached appendix.

**Action:** The Assistant Clerk will advise SDC.

#### **7. Planning decisions**

These were noted.

#### **8. Local Transport Themed Policy & Transport Mode Response**

This was noted.

#### **9. Reopen Stonehouse Bristol Line Station**

The Committee were asked to consider supporting the campaign to reopen Stroudwater station. The Committee were very supportive of there being a station on the Bristol line, but had no preference for the best location for it, as they felt that they did not have information to inform a decision.

Cllr Townley left the meeting.

**Action:** The Assistant Clerk will advise Stonehouse Town Council.

### **10. Pavement Licences**

This was noted.

### **11. Licence application**

This item was brought forward.

The Committee considered a licence application for the Trinity Rooms, Field Road and had no observations.

### **13. Pavement parking consultation**

The Committee considered a consultation on pavement parking.

It was **agreed** to support option 3, 'a legislative change to introduce a London-style pavement parking prohibition throughout England'. The Committee were concerned that with an aging population there is an increasing proportion of people with mobility issues and the electrification of cars, meaning quieter traffic, there is a greater risk of an accident when pedestrians attempt to pass parked cars on the pavement.

**Action:** The Assistant Clerk will submit a response.

### **12. NALC consultations**

Following a request from NALC, the Committee considered a number of planning consultations. It was **agreed** to await government papers on these consultations before responding. The Committee also requested guidance from Alison Rood, Project Officer.

The meeting closed at 9.36pm

Chair .....

Date .....

14<sup>th</sup> Sept 2020

## Item 6

| APPLICATIONS             |                                                        |                                                                                                                                                                                  |                                                                                                                                                                                                                                                                         |
|--------------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Application No. | Location                                               | Details                                                                                                                                                                          | Ward/notes                                                                                                                                                                                                                                                              |
| S.20/1651/LBC            | 12 London Road                                         | The installation of a front light well and larger window to an existing basement, with an access stair from ground to basement level                                             | <b>No observations</b>                                                                                                                                                                                                                                                  |
| S.20/1650/HHOLD          | 12 London Road                                         | The installation of a front light well and larger window to an existing basement, with an access stair from ground to basement level.                                            | <b>No observations</b>                                                                                                                                                                                                                                                  |
| S.20/1583/FUL            | Land Adjacent To Northside, Mill Farm Drive, Paganhill | Proposed 3x dwellings                                                                                                                                                            | We <b>object</b> to the excessive density of the proposed development, contrary to SDC Local Plan policy CP8(1), HC1(1). We are also concerned about the poor access and the destruction of the wildlife corridor – Local Plan policy HC1(5).                           |
| S.20/1560/LBC            | 3 - 7 Rowcroft                                         | Refurbish the existing sign on the front of the building, replace with new trading name and branding                                                                             | <b>No observations</b>                                                                                                                                                                                                                                                  |
| S.20/1606/HHOLD          | 4 Milton Grove                                         | Proposed two storey rear extension, single storey side extension plus decking area at rear                                                                                       | <b>No observations</b>                                                                                                                                                                                                                                                  |
| S.20/1469/HHOLD          | Hemlock Well House, Castle Street                      | Erection of a frameless glass balustrade on existing decked roof terrace                                                                                                         | <b>No observations</b>                                                                                                                                                                                                                                                  |
| S.20/1470/LBC            | Hemlock Well House, Castle Street                      | Erection of a frameless glass balustrade on existing decked roof terrace                                                                                                         | <b>No observations</b>                                                                                                                                                                                                                                                  |
| S.20/1745/TCA            | 89 Bisley Road                                         | Trees in a Conservation Area<br>Description: Holly (T1) fell. Pear (T2) fell.                                                                                                    | We would be pleased to see a suitable replacement tree planted elsewhere on the property to replace those felled.                                                                                                                                                       |
| S.20/1680/FUL            | Lot 4 Land At, Woodside                                | Retrospective application for a wooden packing shed (size 4.09m x 2.5m) onto agricultural land situated within the cotswold AONB. For storage of equipment & produce processing. | We <b>support</b> this application with the proviso a condition is in place to ensure it will not be used for residential/leisure accommodation purposes.<br><br>The application is consistent with STC climate emergency declaration to support local food production. |
| S.20/1693/HHOLD          | Rockleigh, Park Road                                   | Proposed enlarged terrace                                                                                                                                                        | <b>No observations</b>                                                                                                                                                                                                                                                  |
| S.20/1196/HHOLD          | 100 Bisley Road                                        | Revised consultation - Proposed loft conversion                                                                                                                                  | Withdrawn                                                                                                                                                                                                                                                               |
| S.20/1668/HHOLD          | Togo Lodge, Lansdown                                   | Proposed parking bay                                                                                                                                                             | We would like to see the stone from the front wall re-used and inset at the rear of the car park area to reflect the original texture.                                                                                                                                  |

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|-----------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S.20/1782/FUL   | 5 - 7 Chapel Street            | Installation of a Portakabin building to be used as an office space for a period of 156 weeks.                                                     | <p>The application is not clear and we are unable to understand the purpose of the porta cabin. We request clarification from the applicant, specifically the intended use and why there is a three year time scale.</p> <p>The Committee delegated to the Clerk, in consultation with Committee members by email, a final response to this application once more information is made available.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| S.20/1807/HHOLD | 34 Marling Crescent, Paganhill | Replace garage and conservatory with side and rear extension. Dormer window to rear roof space and roof lights to front with balcony to flat roof. | We <b>object</b> to the proposed balcony as we are concerned this will have an impact on neighbours privacy. This does not comply with Local Plan policy CP14(7)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| S.20/1747/HHOLD | 50 Marling Crescent, Paganhill | Proposed alterations, extentions, garage conversion and the dropping of kerbs.                                                                     | <b>No observations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| S.20/1715/FUL   | The Lodge, 2 Bath Street       | Conversion to a 3 bed dwelling house. Insertion of velux windows and replacement of external joinery. Render finish to exterior.                   | <p>We reiterate previous <b>objection</b> as follows:</p> <p>Although the Town Council is happy in principle with the idea of converting this property for residential use, the drawings provided with the application give the impression that rather than being a “single family dwelling house” as stated on the application form, the intention is that this will become an HMO. If correct this is not consistent with the aim of policy AP4 in the Shaping the heart of Stroud NDP “to create new good quality living accommodation”.</p> <p>There are significant inconsistencies between the floor plans and the elevations in terms of the number of floors and staircases. If the floor plan for the “Upper Ground Floor” is correct there appear to be three very small bedrooms with their own toilet, which is inconsistent with a single family dwelling house. We request that the planning officer seeks clarification on this point.</p> |
| S.20/1743/FUL   | Land At 102, Slad Road         | Resubmission of S.20/0170/FUL - Erection of dwelling                                                                                               | <b>Object</b> – 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.20/1833/TCA   | The Lindens, Lower Street      | Lime (T1) remove 2 stems leaning towards the road, keeping the rear stem in line with the 5 existing lime trees                                    | <b>No observations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| S.20/1827/HHOLD | Abercairn, Belle Vue Road                  | Proposed first floor rear extension                                                                                              | <b>No observations</b>                                                                                                                                                                                                                                                                                                                                                                                                                |
| S.20/1623/FUL   | Land Associated With Gospel Hall, Lansdown | Erection of 3 bedroom dwelling                                                                                                   | We have no objection in principle to the use of this site for the development of a house, but we request that SDC planning officers consider whether the separation of this proposal out from the original application for the site might be construed as an artificial splitting of the site and if so, whether the financial appraisal should be revisited with a view to requiring a S106 contribution towards affordable housing. |
| S.20/1716/HHOLD | 8 Maple Drive                              | Rear single storey extension and front porch                                                                                     | <b>No observations</b>                                                                                                                                                                                                                                                                                                                                                                                                                |
| S.20/1622/FUL   | 5 High Street                              | Conversion of 1st, 2nd and attic floors, over a shop unit, into residential accommodation comprising of 2No self contained flats | <b>Support.</b> This proposal is supported by NDP policies AP1 and AP4.                                                                                                                                                                                                                                                                                                                                                               |
| S.20/1671/TPO   | The Orchard, Downfield                     | Beech T1, remove deadwood, shorten the low limb by approximately 2.5m.                                                           | <b>No observations</b>                                                                                                                                                                                                                                                                                                                                                                                                                |