

STROUD TOWN COUNCIL

**Minutes of the meeting of CONSULTATION AND HIGHWAYS COMMITTEE**  
**Monday, 18<sup>th</sup> May 2020, at 7.30pm**  
Virtual Meeting (Zoom)

**Present**

Cllrs Simon Arundel (Chair), Alice Cambell, Camilla Hale, Steven Naumann and Margaret Poulton.

**Absent**

Cllrs John Bloxsom, Steve Dechan and Chas Townley

**In attendance**

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

**1. Apologies**

There were no apologies.

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

None

**3. Minutes of previous meeting**

The minutes of the meeting Consultations and Highways meeting of 2nd March 2020 and planning applications considered March 23rd 2020 and April 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**

The Assistant Clerk's report was noted.

**6. Remote meetings**

Procedures for holding Council and Committee meetings remotely were **approved at Council of 12<sup>th</sup> May 2020.**

**7. Planning applications**

Responses were agreed as shown in the attached appendix.

Action: The Assistant Clerk will advise SDC.

The meeting closed at 8.50pm

Chair .....

Date .....

18<sup>th</sup> May 2020

## Item 7

APPLICATIONS			
Planning Application No.	Location	Details	Comments
S.20/0684/FUL	Land At Bath Place, Cheapside	Proposed development for 47 dwellings, retail units, associated parking and alterations to facilitate the conversion of the former canal warehouse. Resubmission from S.18/2538/FUL.	Comments attached
S.20/0685/LBC	Land At Bath Place, Cheapside	Proposed development for 47 dwellings, retail units, associated parking and alterations to facilitate the conversion of the former canal warehouse	Comments attached.
S.20/0745/LBC	2 Field Place, Park End, Paganhill	Single storey extension and repair works, maintenance and alteration	Withdrawn
S.20/0792/FUL	28 Lansdown	Convert lower ground floor to separate apartment. Two storey rear extension and External insulation and render/timber cladding to walls to rear.	We have no objection to this application, but are concerned about the poor state of the lane at the rear of the property.
S.20/0718/FUL	Stagecoach In The Cotswolds, London Road	Erection of a new vehicle maintenance facility and associated works	No observations
S.20/0772/HHOLD	The Bungalow, Carlton Gardens, London Road	Single story front extension.	No observations
S.20/0863/TCA	1 Chapel Street	Weeping Ash (T1) - Fell. Lime (T2) - Fell	No observations
S.20/0848/TPO	48 Peghouse Rise	T4 - Field maple - Crown reduce by approx. 3.5m in height and 1.5m in lateral spread retaining as much lower side branches and epicormic growth for future crown development & remove major deadwood. T5 - Sycamore - Remove major deadwood (over 50mm in diameter) and broken branches. T6 - Beech - Remove major deadwood (over 50mm in diameter) and reduce damaged branch at 5m N back to suitable lateral. Aerially inspect squirrel damaged branches and reduce end weight of severely damaged branches to reduce risk of failure.	No observations
S.20/0337/HHOLD	15 Summer Street	Rear single storey extension, dormer window & detached annexe	No objections in principle, but it is not clear if parking is available. Please could this be clarified?
S.20/0856/FUL	7 Parliament Street	Erection of 9 residential flats and 81sqm of B1 office space	Support. We are happy with the design. This is good use of a brownfield site and complies with SDC Local Plan policies CP14 and ES12 and although just outside the NDP area is in line with Policies AP4, AP6,

			AP7, AP9a. The development also supports sustainable energy in line with NDP policy AP13,
S.20/0846/HHOLD	17 Horns Road	Extend both sideways and upwards from rear extension	No observations
S.20/0896/TCA	81 Bisley Road	Hazel to rear of garden - coppice larger trunks and bring down overall height to between 8 - 10 feet.	No observations
S.20/0826/FUL	The Magic Bean Company, Bath Street	Conversion to dwelling	<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 each 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> <p>We are concerned that the plans do not include facilities for waste storage and collection, or cycle storage.</p>
S.20/0935/HHOLD	Hammonds Cottage, Wick Street	Conversion of existing garage into an ancillary annexe	No observations
S.20/0923/FUL	St Roses School, Beeches Green	Erection of a single storey 'link' between two existing buildings, including associated hard and soft landscaping	Support. Well designed.
S.20/0904/HHOLD	2 Field Place, Park End, Paganhill	Single storey extension	No comments, but expect to see LBC application.

## **Stroud Town Council response to applications: S.20/0684/FUL and S.20/0685/FUL**

### **Proposed development for 47 dwelling, retail units, associated parking and alterations to facilitate the conversion of the former canal warehouse.**

Stroud Town Council supports this development in principle and recognises that the applicants have consulted a wide number of residents and organisations, over a number of years, and have taken on board many suggestions and improvements.

In terms of the specific **Zonal Development Policy ZP2a** relating to the site in the Shaping the Heart of Stroud Neighbourhood Development Plan, we note that the requirements of the following elements have largely been met:

- **Providing high quality housing** – it is noted however that whilst the number of units remains the same as the previous application the height, size and layout of buildings, including balcony space, appear to have been reduced to create more efficient, i.e. smaller, dwellings.
- **Providing a new pedestrian path to a waterfront square**  
The application does not include a new pedestrian path from Wallbridge, but the drawings do show a stepped pedestrian access from Upper Wallbridge Lock through the development.
- **Protecting future access along the north side of the canal**  
Yes. The development does not prevent future access along the north side of the canal.
- **Renovating the canal side warehouse**
- **Providing moorings for canal boats**
- **Creating opportunities for social and commercial activity**  
Yes, 111m<sup>2</sup> A1 shops allocated within the design. There is open space for community use.

The following elements have not entirely been met:

- **Providing approximately 30 dwellings, more potentially if all the conditions of the NDP and LP are met.**  
The application is for considerably more than the 30 dwellings envisaged (47 in total).
- **Providing a mix of residential accommodation.**  
The proposal includes 47 x 2-bedroom flats and maisonettes. A broader mix would have been preferred.

In terms of the development criteria specified in the area development policies, the application does largely meet the following requirements:

- **Policy AP1 Jobs and business**  
The development features space for retail as part of a mixed-use development on a previously under-utilised site close to the town centre.

- **Policy AP2 Retail and social**

The proposal has the potential to meet the objectives of AP2 by redeveloping land in the town centre for retail and social uses.

- **Policy AP5a. Green Spaces**

Biodiversity along the canal embankment should be enhanced by any development and the proposal commits to maintaining a larger open space with planting to protect biodiversity. The current proposal extends an area of greenspace on the site with a specific section earmarked for planting to support biodiversity and wildlife habitats.

- **Policy AP5b Amenity Spaces**

There is a modest greenspace with seating set aside for recreational. Furthermore, there are balconies attached to some properties.

- **Policy AP3 Access and movement**

The development has space to accommodate 48 cars and has cycle parking throughout the site. However there is no obvious secure central bike parking facility on any sketches which would be essential for residents in flats. There is mention of a just one electric car-charging point on the site plan.

- **AP13 Energy**

We recognise that this is a difficult site to work with, but we would still like to see a much greater investment in green energy, for example more electric car-charging points, options on ground source heating systems and use of solar panels. We do not feel that the exclusion of these elements, which would help to make the site more sustainable, has been fully justified in the application.

Stroud Town Council is committed to becoming carbon neutral by 2030 and want to see all developments in the town show that they too have those concerns and want to implement best practice mitigation for a long-term future.