

STROUD TOWN COUNCIL

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

**Monday, 17th May 2021, at 7.30pm**  
Virtual Meeting (Zoom)

**Present**

Cllrs Hale (Chair), Mick Fealty, Steven Naumann, Haydn Sutton, Gill Tavner and Sally-Anne Wherry.

**In attendance**

Mark Kurton, Newland Homes and Sheral Gardner (Assistant Clerk).

**1. Apologies**

There were no apologies.

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

Cllrs Sutton and Wherry declared a personal interest in item 13, ACV applications for The Octagon and Wyatt House, Paganhill.

**3. Minutes of previous meeting**

The minutes of the Consultations and Highways meeting of 12<sup>th</sup> April 2021 were noted by the members present and will be approved by the Consultations and Highways Committee when they are next able to meet.

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

There were no questions.

**5. Pre application consultation**

Mark Kurton, Newland Homes presented proposals for 111 zero and low carbon homes at Daniels Industrial Estate off the Bath Road.

Members asked a number of questions and MK clarified the following matters:

- A mixture of 1, 2, and 3 bed houses and apartments will be created
- There will be 2 main accesses on Dudbridge Road and Bath Road
- The site will be significantly enhanced by large areas of green space
- Newland Homes is committed to create zero carbon for the life cycle of the houses and low carbon for apartments. This will include using a fabric first approach with high level of insulation in walls and roof, PV panels to all houses and apartments, no carbon heating systems all based on renewables
- Existing office buildings will remain as part of employment allocation in Stroud District Local Plan
- The design will have a contemporary theme to suit the industrial heritage and surrounding area
- The applicant is working with Highways on traffic mitigation

- A pedestrian route through the site from Dudbridge Road to Bath Road will be created
- All properties will have infrastructure for car charging points
- Policy team will consult with education department regarding local school analysis

The Chair thanked MK for his presentation.

**Action:** MK will forward planning application details in advance of the next meeting, when it will be added to the agenda for consideration.

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

This was noted

## **7. Planning applications**

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

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

## **8. Planning decisions**

These were noted.

## **9. Common standards for taxi and private hire licensing in Gloucestershire**

It was **agreed** to consider this item at the next meeting.

**Action:** The Assistant Clerk will add this item to the next agenda.

## **10. Premises licence applications**

Members considered a new licence for Imperial Hotel, Station Road. Although there was no objection in principle, due to the Hotel being situated in a residential area, the working group **agreed** to recommend that the Clerk submits an objection to the proposed 0200 on Sundays and bank holidays and recommended a 1200 closure on those days.

A new application for We Buy We Sell We Trade, 6 High Street, was noted.

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

## **11. Road Safety Group**

The Project Officer's report on the 9<sup>th</sup> April site visit at Bisley Old Road and Summer Street was noted.

## **12. A46 Joint parishes meetings**

The Working Group considered appointing a Cllr to attend the joint parish meetings. Cllr Fealty showed an interest in representing the Council. The Assistant Clerk was asked to look into meeting frequency and times.

Members felt it would be beneficial to pull in neighbouring parishes and to discuss the Council's position, regarding this matter, with the Town Clerk.

**Action:** The Assistant Clerk will look into the information required.

**13. Community Assets**

It was **agreed** to recommend to the Clerk that applications to add The Octagon and Wyatt House to the list of Asset of Community Value should be submitted.

**Action:** The Assistant Clerk will prepare and submit applications.

**14. Rural Broadband Consultation**

The Working Group **agreed** to recommend to the Clerk an endorsement of NALC's recommendations.

**Action:** The Assistant Clerk will respond to the consultation.

**15. Electronic Communications Infrastructure**

The Working Group **agreed** to recommend to the Clerk an endorsement of NALC's recommendations.

**Action:** The Assistant Clerk will respond to the consultation.

The meeting closed at 9.28pm

Chair .....

Date .....

**Item 7 APPLICATIONS 17<sup>th</sup> May 2021**

<b>Planning Application No.</b>	<b>Location</b>	<b>Details</b>	<b>Ward/notes</b>
S.21/0884/LBC	9 - 10 High Street	Erection of non illuminated fascia sign	No observations
S.21/0883/ADV	9 - 10 High Street	Installation of non illuminated fascia sign	No observations
S.21/1031/FUL	Land At 140, Slad Road	Erection of four dwellings, construction of new access drive and associated parking etc.	We have no objection in principle, but we are concerned about the risk of flooding on this site.
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.	We are concerned about the lack of permeable surfaces, lack of open space and landscaping, the high density and there is no detailing relating to bin storage, bike stores and electric charging points, all of which are important issues. Contrary to SDC Local Plan policies CP5, CP8 and HC1.
S.21/0920/FUL	Land West Of, Wick Street	Installation of vehicular access, provision of hardstanding and the creation of maintenance track	No observations
S.21/0955/LBC	11 Lower Street,	Replacement guttering/downpipes and render	No observations
S.21/0790/HHOLD	4 Folly Lane	Loft conversion with dormer.	No observations
S.21/1032/TCA	1 Trinity Road	T1 - Conifer tree - cut down to ground level.	No observations
S.21/1067/HHOLD	189 Slad Road	Erection of lean-to front porch and internal alterations	No observations
S.21/1036/HHOLD	Hammonds Cottage, Wick Street	Conversion of existing garage into an ancillary annexe, including replacement of roof (following approval S.20/0935/HHOLD)	No observations
S.21/1041/VAR	Land Adjacent To 1, The Knoll	Variation of conditions 2 (plans) & 3 (construction method statement) from the application S.18/0117/FUL	No observations
S.21/0962/HHOLD	139 Horns Road	Construction of detached garage	No observations