

EASTINGTON PARISH COUNCIL

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Minutes of the Planning Committee meeting held on 23rd August 2018 at 7.00pm in Eastington Village Hall

- 1 **Attendance and apologies for absence** In attendance Cllrs Bullock (Chair), Corrie, Farnden, Simmons & Wells **Also present:** Acting Clerk and Planning Clerk and 4 members of the public
- 2 **Declarations of interest in items on the agenda.** None.
- 3 **Approval of minutes of the Planning Committee meeting held on 26th July 2018:** RESOLVED to accept the minutes.
- 4 **Outstanding actions from previous meetings:** None.

Members of the Public were invited to address the meeting.

A resident drew attention to the forthcoming boundary review which was agreed by SDC in July but information not yet circulated. A twelve-month process will start on 3rd September with a public consultation which lasts for 3 months. Stage two will start in December when they consider submissions, and these will be published in the spring. Full council will consider recommendations in July 2019. The West of Stonehouse development will double the size of Eastington. Stonehouse TC feels it would benefit from having WoS in its parish because of its existing urban infrastructure and now would like to discuss the impact of the development and meet with EPC councillors. Councillors felt it would be a good exercise to meet with Stonehouse together with the Clerk and Planning Clerk and the Acting Clerk will advise Stonehouse TC that a meeting will be arranged after 16 September.

5 Planning

5.1 The following planning applications were considered:

Date received	Application No:	Address	Details	EPC Comments
8.8.18	S.18/1545/REM	Land West of Stonehouse	Approval of reserved matters (access, landscaping & layout) following outline permission of S.14/0810/OUT for a mixed use development of up to 1350 dwellings https://www.stroud.gov.uk/apps/planning?AppRef=S.18/1545/REM	Council approved the recommendations in the Planning Clerk's report to be submitted to SDC
8.8.18	S.16/0043/OUT	Land at M5 J13	Amendment to outline planning application in respect of land at M5 Junction 13 West of Stonehouse, Eastington, Gloucestershire. Development now comprises a 5,000 capacity football stadium and other ancillary uses (Use Class D2); two full-sized grass pitches and a goal practice area (Use Class D2); car parking for cars and coaches and highways improvements to the A419 including a signalised site junction and combined cycle/footway. All matters are reserved save for access. https://www.stroud.gov.uk/apps/planning?AppRef=S.16/0043/OUT	Council approved the recommendations in the Planning Clerk's report to be submitted to SDC
9.8.18	S.18/1548/ADV	Parcels H1-H4 & H8-H10 Land West Of Stonehouse	Medium pre-fabricated aluminium sign https://www.stroud.gov.uk/apps/planning?AppRef=S.18/1548/ADV	Council approved the recommendations in the Planning Clerk's report to be submitted to SDC plus mention of visual impact and highway safety concerns of advertising

Signed

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				flags that have already been erected
15.8.18	S.18/1516/DISCON	Land West of Stonehouse	Resubmission of Discharge of Condition 46 - Masterplan for Parcels H11 and H12 of permission S.14/0810/OUT https://www.stroud.gov.uk/apps/planning?AppRef=S.18/1516/DISCON	Council approved the recommendations in the Planning Clerk's report to be submitted to SDC

5.2 The Committee noted the following planning decisions made by Stroud District Council.

Application No:	Address	Details	EPC Comments	SDC Decision
S.18/0104/DISCON	Stonehouse Park, Sperry Way	Construction of coffee shop with drive through facility with associated access road, car park, landscaping and infrastructure works; and construction of 42 space car park	Tracked by EPC for information purposes	REFUSE 8/4/18
S.18/1142/FUL	Land at Puddlesworth Lane	Erection of a steel framed workshop, two polytunnels and COU of part of site to agriculture for plant growing	No comments	PERMIT 7/8/18
S.18/1340/HHOLD	12 Millend Lane	Side and rear single storey extensions	No comments	PERMIT 9/8/18
S.18/1425/HHOLD	8 Millend Row, Millend Lane	Proposed two-storey extension	No comments	PERMIT 15/8/18
S.18/1315/HHOLD	Nastend House, Nastend Lane	Erection of shed (2.1m x 2.7m)	No comments	PERMIT 16/8/18

There being no other business the meeting closed at 7.55pm.

Councillors are reminded that if a matter has not been specified in the public notice, no formally binding decision can be taken on it. Notice: The next meeting of the Planning Committee will be on Thursday 28th September 2018. Committee meetings will only be held when there is sufficient business.

Signed

Date

Planning Meeting 23/8/2018

S.18/1545/REM Land WOS - Approval of reserved matters (access, landscaping & layout) for Phase 3A Primary Infrastructure following outline permission of S.14/0810/OUT for a mixed use development of up to 1350 dwellings.

This relates to the spine road north of housing plots H11 and H12 and its continuation east to join Brunell Way. It also includes the two surface water attenuation ponds located east and south of Nastend Farm buildings. Included are details of bus stops and highway structure.

This is akin to the masterplan we commented on recently for S.18/1516/DISCON. EPC had no particular objection to that scheme.

Suggested comments

Eastington Parish Council would be concerned if this application conflicted with the discharge of condition application S.18/1516/DISCON which showed new walking and cycling routes and existing footpaths around Nast End Farm. It is assumed that path levels as set out in S.18/1516/DISCON will be reset to current ground levels after drainage apparatus has been installed underneath such that the existing footpath and proposed walking/cycling routes are maintained.

Can the inlets and outlets for the attenuation ponds be tunnelled under boundary hedging rather than taking out more boundary hedging where it is necessary to cross existing field boundaries?

S.16/0043/OUT Land at M5 J13 - FGR

There has been further environmental information (called for clarity FE16). This involved biodiversity information and noise information.

Biodiversity

Following consultation with SDC on this Revised Scheme planning application (December 2017), which included an accompanied site visit by SDC's Senior Biodiversity Officer on 10th July 2018, a request was made for an updated Biodiversity Impact Assessment calculation and a Method Statement for hedgerow translocation and, if required, tree translocation.

The SDC's Senior Biodiversity Officer asked the agent to use an alternative method of calculating biodiversity change (Warwickshire template ver19.1 was used) and it shows that the revised scheme submitted in December 2017 provides an overall net biodiversity score of +23.29 units. There will be a gain of 1,800m of hedgerow, which results in a net linear biodiversity score of +5.07 if the translocated hedgerows are counted as removed and +16.29 if they are counted as being replaced. This cannot be seen on a plan as only a high level indicative scheme is available to view.

We should note that the agents calculations only relate to the land east of the M5 (i.e. not the area they added on the west of the M5-nearer to Frampton-on-Severn).

Having spoken to Vicki Pettigrew, Senior Biodiversity Officer at SDC today she has said that the team at Stroud are still concerned about many issues of the scheme but the agent is engaging with her regarding Ecology and she feels that more can be done to reduce the loss of existing hedges. Having asked she understands that the gains in hedgerow length does not include the trees in the parking areas but I cannot see where 1800m of hedgerow is located. She is hopeful of persuading the agent to keep the dual hedgerow and indicated as this is better than translocation and the establishment of new hedgerows. She also advised that there is some ecological reasoning for some of the other siting choices they have made.

Noise

A two metres high acoustic barrier is proposed from the site access to the Oldbury Services – this was shown on the Concept plan submitted on 21/12/2017. Whether or not this assists in noise reduction is unclear but it will be a new feature of the road.

Details of additional noise testing has occurred at St Loy Cottage, Mole Cottage (both on Grove Lane), William Morris College and 6 Chipmans Platt. These were chosen as they are closest or had raised continued noise concerns. The report submitted shows that the predicted stadium noise at each of the monitoring sites would be above that previously assumed from the 71dB leaving the stadium as exciting periods of play but concludes as follows.

Events of 71 dB LAmax are predicted from the stadium at William Morris College (WMC) and Chipmans Platt. This is based on the loudest events, i.e. during exciting passages of play (such as a goal), that are expected to occur on only a few number of occasions during a match. Noise levels in the order of 71 dB LAmax have been measured and shown to currently occur around WMC and Chipmans Platt over 25 times a day based on a 15-minute interval. Therefore, an additional small number of comparable max events is considered reasonable.

The SDC Noise officer has deferred to their agents WYG to respond. Given that we do not have a noise specialist who can disseminate fully the results I would suggest that we simply defer to the noise officer.

Traffic responses to Frampton and Standish Parishes

Further the agent PFA considered Frampton Parish Council concerns and determined that 'a full capacity FGRFC match is predicted to result in a maximum increase of 126 vehicles on the A38 past the B4071 junction south of the A419, on a Saturday afternoon after the game. The impact of an FGRFC match on the A38 / B4071 junction should therefore be no more than experienced on a normal weekday at present.'

The agent PFA considered Standish Parish Council concerns about rat running via the B4008 and said that 'a full capacity FGRFC match is predicted to result in a maximum increase of 82 vehicles on the B4008 within Stonehouse, on a Saturday afternoon after the game. The majority of this traffic is expected to originate within Stonehouse, with very little impact on the B4008 past Standish. '

'...It should be noted that, as set out in paragraph 5.10 of the Revised Scheme Transport Assessment,

around thirty FGRFC home matches are programmed during the current season, of which twenty two are on a Saturday, six on a normal weekday evening and two on Bank Holidays. For 335 days in the year there will therefore be no FGRFC match traffic in the area, and no possible adverse impact on Standish.'

'...However, the benefits to traffic movements in the Stonehouse arising from the duelling of the A419 between the M5 Junction 13 and Chipmans Platt roundabout will remain. This, together with improvements to the A419 corridor to be implemented by Gloucestershire County Council, **might encourage existing traffic to divert from M5 Junction 12 and the B4008 past Standish to M5 Junction 13 and the A419.**'

GCC highways and Highways England raise no objection to these proposals so it seems pointless for EPC to comment.

Suggested comments

Eastington Parish Council maintain their objection to the scheme as put forward in previous responses. The information in FE16 does not offer such benefits to the scheme which would overcome the concerns previously raised.

The information put forward in relation to biodiversity does not demonstrate in plan form which hedgerows are to be retained, improved or removed but by comparing information from Map4 of the NDP it is clear that the Dual hedge wildlife corridor identified is being removed along with other established hedges within the stadium area. With only a concept plan to consider the proposal it is unclear how the proposed increase in biodiversity units and lengths of hedgerow can be secured if the scheme were to be approved.

It appears that the stadium could be sited differently to show more respect to/retain the established highest biodiversity elements of the site.

What is the purpose of the 2m acoustic barrier between the main site entrance and the Oldbury Services? Who is this intended to protect? This will be a prominent urban feature on the A419 if it is so closely related to the footway along the road.

With regard to the noise findings EPC defer to the SDC noise consultant but hope that proper consideration is given to the residents' amenity.

Notwithstanding previous objections the biodiversity concerns above do not overcome conflicts found with EP2 (Protect and enhance biodiversity) or EP4 (siting and design of new development and conservation) of the Eastington Neighbourhood Plan.