

Abandoned Planning Cttee 14 July 93
Confirmed Council 4th August 1993
20 August 1993

STROUD TOWN COUNCIL:
APPROVED DEVELOPMENT CONTROL POLICIES

Listed below are Stroud Town Council's current planning policies, as amended at the Planning Committee meeting on Tuesday 17th August 1993.

A. Quality of built environment: This council believes that the quality of Stroud's built environment has deteriorated significantly over recent decades, and especially that the essential character of parts of the town centre has been lost. It is important that what remains is preserved and enhanced by sensitive, harmonious development. Consequently,

A1. All new dwellings, shops and office buildings should be faced in brick or stone. Within the town's conservation areas, all new stone facing should be of natural Cotswold stone.

A2. Within the town centre shopping area (see below), any new or redeveloped shopfronts should be of traditional timber construction with timber fascias. No plastic materials should be used in construction or lettering.

A3. The council is opposed to the use of internally illuminated fascia or projecting signs except for premises such as hotels and restaurants which are open extensively during the hours of darkness. The council is further opposed to the illumination of any signs between the hours of 04.00 and 07.00, except when the business concerned is operating.

A4. New residential building should reflect and foster the local vernacular character in scale, design, materials and detailing. The council would like to encourage the use of natural Cotswold stones in house and wall building. Dormers should always be gabled. Residential developments should always take account of the natural attributes of the site such as slope and aspect, and incorporate and highlight as much as possible existing trees, hedges and water features.

A5. The council is opposed to the use of flat roofs on any new building of greater than 50 cubic metres.

A6. The council would like to see the retention and reinstatement of original or period features (doors, windows etc.) on listed buildings.

A7. The council is opposed to the use of UPVC or tropical hardwood windows and doors on listed buildings.

A8. The council is opposed to the demolition of dry stone walling bordering roads or footpaths.

A9. The council will examine closely the species proposed in landscaping and amenity planting schemes to ensure that they are suitable for their purpose and site.

A10. A standard colour scheme - black with gold lettering - should be used for street furniture within the town centre shopping area.

Encroachment of residential development: The council is very concerned about the encroachment of residential development into certain areas which it feels are not adequately protected by currently adopted planning policy. At particular risk are the visual amenities of the Slad Valley, an area which is of widely renowned landscape quality, and over which a large number of Stroud residents currently enjoy open views. Consequently,

B1. The council is opposed to the further marginal incursion of residential development in the areas of Summer Street and Peghouse Farm.

B2. The council is generally opposed to further large scale residential development outside the existing built-up area of Stroud unless it can be clearly shown to be required because of local demographic and employment trends. The council will however monitor closely needs and opportunities for the provision of low-cost housing.

B3. Within any new development of more than 20 dwellings, provision should be made for amenity space, and if shopping and community facilities are deficient in the surrounding area, land should also be allocated for these uses.

B4. The council is concerned about the tendency to overdevelop restricted infill sites, and would support such development only on sites of appropriate proportion with adequate infrastructure.

C. Town centre life: Following the often unnecessary setbacks of recent years, the council would like to encourage the reinstatement of Stroud as a thriving shopping and cultural centre. Consequently,

C1. The council is concerned at the numbers of estate agents, building societies, take aways and amusement arcades in the town. It is opposed to the conversion of properties within the town centre shopping area (see below) to such uses unless they can be shown to provide a clear, positive contribution to the town's commercial role or a significant additional service to shoppers.

C2. In the interests of local residential amenity, take-away food shops should not operate between the hours of 23.00 and 07.00.

C3. The council would like to encourage residential use in the town centre and over shops.

C4. The council is concerned about the lack of community facilities in the town, and would generally encourage moves to enhance them.

D. Mixed economy: It is important for the diversified economic base of the town that opportunities for local employment are not diminished. Consequently

D1. The council is generally opposed to the conversion of valley bottom industrial sites to residential usage.

D2. The council would like to encourage opportunities for small-scale employment in residential areas, and especially in marginal areas remote from town centre facilities, provided these are not incompatible with local residential amenity.

D3. The council would encourage predominantly office usage of the Eastern side of Merrywalks.

E. Topographic constraints: The siting of Stroud on steep hillsides above narrow valley bottoms has serious implications for the scale and density of acceptable development.

E1. Hillside and ridge-top developments can be visually intrusive over a very wide area. Consequently this council is generally opposed to development of more than 3 storeys on such sites.

E2. The council is concerned about the possible overdevelopment of restricted valley bottom sites and will examine closely the layout and density of proposals in these areas.

F. Transport:

F1. The council is very concerned about the possible environmental consequences of the construction of an A419 relief road between Wallbridge and Dudbridge, and would examine very closely any proposed routing.

F2. The council believes that the possession of a railway station so close to the town centre is a considerable asset to the town, and would encourage any moves towards the siting of extra platforms on the railway, which would allow more people to take advantage of this asset. It would also like to encourage the siting of freight facilities along the line.

F3. The council would like to see the rejoining and opening for navigation of the Stroudwater and Thames and Severn canals.

The town centre shopping area is defined as King Street, King Street Parade, Merrywalks precinct, George Street, Bedford Street, High Street, Kendrick Street, Threadneedle Street, John Street, Union Street, Swan Lane, The Shambles and Church Street.