Minutes
Stroud Parish Council Extra Ordinary Meeting
Tuesday 17 February 2026 at 7:30pm

Councillors Present:
Mark Rowden (Chair)
Tom North (Vice Chair)
Andrew Snow
Sam Marchant (Parish Clerk)
1 member of the public.

1. **Apologies for Absence:**
   Apologies were received from Cllr Charlotte Burdock. Cllr Mikaela Jackson was not in attendance.

2. **Declarations of Disclosable Pecuniary Interests**
   None were declared.

3. **Approval of Minutes for the Extra Ordinary Planning Meeting held on Wednesday 14 January**
   Councillors who attended the Extra Ordinary Planning meeting, held on Wednesday 14 January agreed that the minutes were a true record. The minutes were unanimously approved and signed.

4. **Public Comment:** members of the public were permitted to speak for no more than 3 minutes.
   A member of the public spoke in relation to agenda 5d (Stop Notice / alleged operational development at Land East of Seven Stars) – this item was brought forward for discussion first.

5. **Planning Applications:** to agree comment for submission.

   a) SDNP/26/00200/HOUS – Holmwood, 16 Ramsdean Road, Stroud, GU32 3PJ
   Discussion points:
   TN reviewed South Downs policies and raised concern about the size of proposed building; it is larger than a double garage (triple garage) and the policy wording refer to single or double garages.
   Reference to SD31, paragraph 7.94 was noted; councillors agreed to highlight that section in the response.
   Concern about cumulative development on the property and the percentage increase in footprint from recent works.

   Agreed comments:
   Express concern regarding the size of the proposed development (referencing SD31 para. 7.94) and the cumulative increase in development on the property.

b) SDNP/26/00117/HOUS – 66 Winchester Road, Stroud, GU32 3PL
Installation of External boiler. Connection of two separate window dormers with a flat roof area, alterations to front bay windows and rear elevation including roof, windows, door openings and roof lights.
Discussion points:
Changes appear to be relatively subtle.
Roofline change is slight.
The works are not highly visible from the roadside and do not appear to materially affect neighbouring properties.

Agreed comments:
No comment

c) SDNP/26/00273/LIS – Freshwater House, 25 Winchester Road, Stroud, GU32 3PN
Retrospective application for the adaption of an existing family bathroom to form an en-suite bathroom to Bedroom 3 involving the blocking of a later landing doorway and the formation of access through an existing cupboard opening. The repositioning of a modern studwork partition wall between Bedrooms 4 and 5 to form a family bathroom. No works were undertaken to the exterior, structure of principal historic fabric of the building.
Discussion points:
Property is Grade II listed.
Changes were made some time ago (23years) and are non-structural.

Agreed comments:
No comment.

d) SDNP/26/00062/SEC215 – Land East of Seven Stars, Winchester Road, Stroud
Alleged operational development – Provision of new road. Alleged untidy site – waste deposits at entrance to site: to update on investigation by the Planning Authority.
Discussion points:
A further Stop Notice was issued on 12 February with specific requirements for remediation.
MR noted there had been a previous Stop Notice which was not challenged; works continued afterwards (drainage, electrical points, possible sewage). Concern about how to ensure works already undertaken are removed/rectified.
TN and MR had reported observed works as soon as noticed.
It was thought the land was divided into at least four parcels of land on the site.
One month to comply with the Stop Notice, concern that previous notices were not complied with and questions about South Downs National Park Authority's next enforcement steps (fines etc).
A link for contacting the planning enforcement team at EHDC to be added to the local WhatsApp group to make it east for residents to complain/report.

Agreed actions:
Monitor situation and ask residents to report any breaches or further works to Planning Enforcement.

Place the Planning Enforcement contact link on the Parish Council website and share via the local WhatsApp group to increase reporting.
MR to review the wording of the Stop Notice.
Ask the Planning Authority whether infrastructure (drainage/electric/sewage) is now in place.

6. **Date of the next meeting:**
The next meeting is scheduled for Tuesday 17 March 2026.
The meeting closed at 8:20pm
Signed: (Chairman)
Date: