

**Notes of a public meeting called by**

**STANDISH PARISH COUNCIL**

**on September 21<sup>st</sup>, 2016**

**about**

**STANDISH HOUSE**

**(formerly Standish Hospital)**

The meeting was held at 7.15pm for a 7.30pm start at Standish Village Hall. Vice-chair of Standish PC Cllr Sue Hartley took the chair.

Also present: Standish PC Cllrs G. Stevens (chair), S. Dicker, R. Kellie and S. Oppenheimer, the clerk, guests Adam Frontczak (Area Manager, Homes and Communities Agency), Steve Alcock (Group Land Manager, PJ Livesey), Ed Lister, (Planit, landscape architects), Faith Wright (Barton Wilmore planning consultants), Richard Lawrence (PJ Livesey in-house architect), Mark Russell (Stroud District Council planning officer), about 25 members of the public.

Cllr Hartley welcomed everyone, thanked them for attending, and introduced the guests. Her co-representative on the Standish House Partnership Board, Cllr Oppenheimer, also joined the speakers' table.

Mr Frontczak presented background information about how the HCA had acquired Standish House, formerly Standish Hospital, in 2014 when it was in a poor state of repair, overgrown and with water getting into the buildings. The HCA's aim had been to encourage the redevelopment of the listed buildings on the site. An Inquiry by Design event which had gathered local views and input from key stakeholders had then resulted in a master plan for the site. A main outcome had been that there would almost certainly have to be new building to facilitate and help fund the restoration of the listed buildings. A planning concept statement was then produced, and adopted by the SDC as supplementary planning advice. Marketing of the site had followed and after no bids were received for the site at stage one (which was offering the site without enabling development) the process had moved to stage two (with enabling development), A number of bids were then received and after evaluation, particularly of the deliverability of the schemes put forward, PJ Livesey were awarded the contract. The HCA would remain landowners during the works, with freeholds transferred to new (home) owners at completions. A resident led management company would be established to care for communal areas.

Mr Alcock and his team presented PJ Livesey's proposals for nurturing the integrity of the Standish House site and enhancing its key assets while converting the listed buildings into

homes and building more new dwellings in the grounds. Some 47 or 48 units were proposed in the refurbished buildings and 72-78 new build. The company was a family run business which specialised in conversions of listed buildings. The firm would control the project from start to end and base its planning proposals on the already adopted Planning Concept Statement. Initial proposals for the site were screened. Further public consultations would take place and it was expected the formal planning application would be lodged in the New Year with work starting later in 2017. Examples of similar previous projects completed by PJ Livesey were screened and booklets illustrating previous Livesey projects circulated.

Mr Russell explained his role to date had been ensuring the historic buildings were re-used and the parkland restored, and to generally try and get the site moving forward. His involvement now changed, however, as the SDC planning department was responsible for recommending to its councillors whether or not the eventual redevelopment scheme should be given permission. Once a planning application was formally lodged it would follow normal procedures including consultations with neighbours and Standish PC itself. The planning concept statement had established general principles for the site. However a key point was that Standish House was within open countryside where housing was not normally permitted although enabling development would be acceptable in order to facilitate the restoration of the listed buildings. Part of SDC's role would be to ensure the new build was as minimal as possible for that purpose.

Questions from the audience were then answered and comments and suggestions discussed. Several speakers drew attention to the need for some community facilities and historical material to be included in the scheme to benefit the existing Standish community. The site would use mains water and not the Standish supply. PJ Livesey representatives confirmed their commitment to maintaining and improving rights of way through the site and explained that it was intended that areas of the parkland would be open to the public.

Cllr Hartley thanked the guests and said it had been a very useful and much appreciated evening.