

Woodchester Parish Council

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Minutes of the Planning Committee Meeting held in the Undercroft Room on 8th August, 2018 at 7.00pm

Present: Cllrs. Hamilton, Baynham-Honri and McNealey

In attendance: The clerk and seven members of the public

2018/18 To receive apologies for absence.

An apology was received from Cllr. Lead.

2018/19 To receive declarations of interest in items on the agenda.

There were no declarations of interest in items on the agenda.

2018/20 To approve the minutes of the meeting of 19th July, 2018.

These were approved and signed as a true record by Cllr. Hamilton.

2018/21 To comment on any planning applications received:

- **S.18/1527/FUL - Hillgrove House, Bath Road - Proposed construction of 5 no. dwellings.**

Councillors discussed the application which proposes five dwellings in the grounds of Hillgrove House, a Grade II listed building.

Councillors and residents present, although not opposed to some development on the site were opposed to the application as it stands on several grounds.

It was agreed the following be submitted to Stroud District Council:

Woodchester Parish Council has carefully considered this application to build four 2.5 storey houses and one single storey house on the site of the grounds of the important Grade II listed building in Woodchester. We have reviewed the plans and taken into account both the comments of Historic England in their letter to Ceri Porter of 1st August 2018 and the views of neighbours and local residents. We make the following observations:

(i) The application proposes development on a sensitive site, in the grounds of a Grade II listed building within the IHCA.

(ii) Although not opposed to the idea of sympathetic development on this important site, the Parish Council and residents share the view of Historic England that the development as proposed will have an adverse impact on the setting and historic significance of Hillgrove House and its immediate surroundings.

(iii) Not only do the current proposals not meet the requirements of the NPPF (in particular Paras. 127 and 200) but also do not conform to Policy ES10 of the Stroud District Local Plan which supports applications which 'preserve and enhance heritage assets'. It is believed that the applicant has not provided 'clear and convincing justification to the relevant decision makers as to why the heritage interest should be overridden' as set out in Para. 5 of ES10.

(iv) This proposal does not respect the local vernacular as laid down in Woodchester's Village Design Statement which further detracts from the setting of this significant listed building.

(v) There are serious concerns regarding access. Sight lines when exiting Bear Hill are poor to the north. An access road to fifteen properties (ten flats in Hillgrove House itself and the five proposed dwellings) onto the A46 would cause safety concerns, particularly in such close proximity to Bear Hill. Councillors also question whether regulations allow an access road to fifteen properties with a single track entrance?

(vi) Councillors do not believe the proposals comply with Core Policy 9 of the Local Plan for the provision of affordable housing. The Parish Council conducted a Housing Needs Survey in 2015 which demonstrated a need within the village for affordable housing. This would seem an ideal site for a rural exception site, providing much-needed low-cost housing to local people.

(vii) While councillors and local residents are not opposed to development on the site, we would be more supportive of a proposal for a low level courtyard-style development of two or three smaller affordable properties which would be more in-keeping with the history of Hillgrove House as a coaching inn.

If the Case Officer is minded to grant permission for this development, Councillors respectfully ask that the application be considered by the Development Control Committee.

- **S.18/1540/HHOLD - Southfield Mill House, Southfield Road - The remodeling of garden levels and retaining walls, construction of paved areas and a garden pavilion.**

Councillors discussed this application and had no comment to make.

- **S.18/1558/LBC - Cornerways, Cow Lane, Inchbrook - Single storey rear extension, enlarged dormer window, new open sided porch and new back door.**

Councillors discussed this application and had no comment to make.

The meeting closed at 7.43pm.

Signed

Date.....