

Woodchester Parish Council

Clerk: Ann Bijkerk

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Minutes of the Planning Meeting held in the Village Hall 7th January, 2016 at 6.00pm

Present: Cllrs. Lead, Swait, Baynham-Honri and Hamilton

In attendance: The clerk and four members of the public

2016/1 To receive apologies for absence.

There were no apologies for absence.

2016/2 To receive declarations of interest in items on the agenda.

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

2016/3 To approve the minutes of the meeting of 25th November, 2015

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

2016/4 To comment on any planning applications received:

- **S.15/2805/HHOLD – Dinglewood, Bospin Lane, South Woodchester – Detached garage for two cars with external stairs to bedsit above**

Planning consent was given for a garage when the property was extended. As building work has commenced, it is believed the consent remains valid indefinitely. The current application is for small-scale accommodation above a double garage which will be used for commercial purposes of rental or Bed and Breakfast. In essence the application is for a new dwelling.

Councillors considered the application and wish to object on the following grounds:

1. The application should not be used for residential purposes. The previous permitted application to build an extension and garage on the site (S.98/748/FUL) included conditions preventing the garage being used, 'for industrial, business or commercial use' (condition 2) and preventing it from being, 'converted to or used as living accommodation' (condition 3). There are no changes in law or surroundings that would give reason to relax these conditions.
2. The application is not in line with Policy HC7 of the new Local Plan as the proposed annexe is not linked to the existing property nor an existing outbuilding.
3. The application is contrary to statement 4.51 in the Local Plan as the annexe is to be used for rental purposes.
4. The application is considered inappropriate development, in essence creating a new dwelling leading to more traffic on Bospin Lane.

Before any submission is made to Stroud District Council, the clerk will clarify perpetuity for planning permission and confirm whether the application previously granted permission was for a single or double garage.

- **S.15/2867/FUL – Land Adjacent Treetops, Bath Road – Proposed new dwelling**

Councillors discussed this application and strongly object on the grounds of:

1. The New Local Plan HC1, states that residential development should, 'have a layout, access and parking appropriate to the site and its surroundings.' The turning arrangement for High Trees as a result of this application would be totally inadequate. The proposal is for one of the parking spaces to be on the tarmacked area set aside as a turning area for High Trees. Two cars parked at High Trees would force the need for vehicles to reverse out of the driveway and turn on the paved area. Conditions were made in granting permission for Treetops (application S.99/1400.FUL) which ensured adequate parking and turning for both High Trees and Treetops. Condition 6 stated, 'No other works shall commence on the development hereby permitted until the replacement parking facilities for the existing dwelling have been constructed in accordance with the submitted plan and maintained thereafter. Condition 10 stated, 'The development hereby permitted shall not be brought into use until the vehicle parking, turning and manoeuvring areas shown on the approved plans are made available for use. Each unit shall be provided with parking spaces in accordance with LPA adopted vehicle parking standard. This provision shall be maintained as such free of obstruction thereafter.'
2. There is potential over-development of the plot.
3. Four applications have been made since Treetops was granted permission to build a single dwelling on this piece of land (applications S.00/648/FUL, S.01/1141/FUL and S.02/336/FUL and S.02/1778/FUL). Councillors believe that apart from now being within the settlement boundary, there have been no changes in law or surroundings that would give reason to grant permission for this current application.

- **S.15/2692/FUL – Q Park, Inchbrook – Installation of five flues**

Q Park will be used for the preparation and painting of parts of the turbines and blades. Councillors initially had concerns about possible environmental contamination arising from gaseous discharges from the proposed flues. However the Environment Agency and Environmental Health at Stroud District Council have confirmed that proposed levels meet EU regulations. Environmental Health could be contacted in the future should residents raise any concern about environmental contamination. Therefore councillors have no comment to make.

2016/5 To note the following application has been received:

- **S.15/2695/AGR – Woodchester House, Woodchester House Drive – Erection of a steel framed agricultural building 12.2m x 18.3m**

This application has since been granted permission.

2016/6 To note that consent has been granted for the following applications:

- **S.15/2388/HHOLD – The Rise, Cow Lane, Inchbrook – Erection of extensions and alterations**
- **S.13/1894/CAC – Rooksmoor Mills, Bath Road, Woodchester – Disposal letter - Demolition of existing mill buildings. Retention of part of roadside wall and mill culverts**
- **S.15/2512/TCA – Cotswold View, Frogmarsh Lane, South Woodchester – T1 – Ash – Reduce all over (3-4m) and lightly thin by 15%. T2 Norway Spruce – Fell by sections to near ground level**
- **S.15/2562/TPO – 5 Lawns Park, North Woodchester – Chestnut Tree – Reduce crown to 7m above ground (present overall height 12m)**
- **S.15/2655/TPO – 7 Lawns Park, North Woodchester – Ash Tree – Pollard branches to 7m above ground level. Height of tree 14m above ground level.**

These were noted.

The meeting closed at 6.35pm.

Signed

Date.....