

Woodchester Parish Council

Clerk: Ann Bijkerk

'Hillside', Manor Drive, North Woodchester, Stroud, Gloucestershire, GL5 5NU

Telephone: 01453 873456

E-mail: clerk@woodchesterparish.org.uk

Website: www.woodchesterparish.org.uk

Minutes of the Meeting of Woodchester Parish Council held on 7th June, 2018 in the Village Hall, North Woodchester at 7pm

Present: Cllrs. Hamilton, Lead, Baldauf, Dunbar, McNealey and Warnes

In attendance: County Councillor Steve Robinson, District Councillor Philip McAsey, the clerk and 28 members of the public.

2018/60 To receive apologies for absence.

An apology was received from Cllr. Baynham-Honri.

2018/61 To receive declarations of interest in items on the agenda.

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

2018/62 To receive questions from members of the public and those attending in an official capacity.

A couple of issues relating to highways were covered in the clerk's report, namely the blocked gully on Frogmarsh Lane which is due to be cleared (along with others in the village) as part of the Lengthsmen scheme and the blocked drain at the bottom of Bospin Lane which will be jetted by Gloucestershire Highways.

A resident asked that the bank below Tower House be strimmed a little later in the year, once the cow parsley has finished flowering. The clerk will liaise with the maintenance contractor.

The hedge on the junction of Selsley Road and Church Road was reported as restricting visibility. The clerk confirmed a letter had been sent to the home owners to ask that it be cut back.

2018/63 To confirm the minutes of the Parish Council Meeting 10th May, 2018

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

2018/64 To receive the clerk's report.

This was received. The content related in the main to a meeting held with Paul Helbrow, Highways Manager and Cllr. Robinson to discuss issues in Bospin Lane.

There has also been an issue on Convent Lane with a large number of people parking to swim in the lakes at Woodchester Park. The clerk will arrange a meeting with a representative of the National Trust to discuss the issue.

2018/65 To receive County and District Councillor reports.

County Councillor Steve Robinson mentioned the 'Growing our Communities' grant which is available for community groups and schools. Each County Councillor is also allocated £2,000 for small highways projects and asked for any suggestions. He confirmed the Lengthsmen would be working on clearing gullies through the village, but did not have a date for that work.

District Councillor Phil McAsey had nothing to report.

2018/66 To note the latest financial statements.

These were noted and the clerk pointed out to residents present that these are available on the village website.

2018/67 To approve expenditure and approve cheques as per annex.

These were approved and cheques signed at the end of the meeting.

Initials.....

- 2018/68 To note planning applications, decisions and appeals from SDC as per annex.**
These were noted.
- 2018/69 To review the report from the internal auditor and amend or provide an explanation for any issues that arose.**
Apart from a couple of cheques which should now be written back, the internal auditor had nothing to report.
- 2018/70 To approve and sign the annual governance statement (Section 1 of the Annual Return).**
This was approved and signed by Cllr. Hamilton.
- 2018/71 To approve and sign the accounting statements (Sections 2 of the Annual Return), approve and sign the financial statement for year end and agree submission of accounts for external audit.**
These were approved and signed by Cllr. Hamilton and submission of accounts was agreed.
- 2018/72 To discuss a proposal for The Ram Inn which would allow restaurant and kitchen extensions to the public house and erection of a coffee shop/cafe with manager's accommodation over and two dwellings, and to discuss the possibility of declaration as a Community Asset.**
After agreement from Councillors, this item was discussed after item 2018/68.

Mr. McAsey was welcomed to the meeting and began by outlining proposals which as well as two houses and a shop/café, include upgrading the kitchen to an 'induction' kitchen and building an extension at the front of the building to provide a glass-covered restaurant. Mr. McAsey explained that the proposals were necessary to provide capital for much-needed investment in the public house.

Residents welcomed the opportunity to discuss the application, but raised several concerns:

- Limited car parking space would lead to even more parking in the High Street and Station Road. In the past when the public house has been busy, the car park has been full. These plans increase the capacity of the public house from seating 90 to a potential 120 whilst significantly decreasing the availability for parking. Mr. McAsey explained that his plans are for diversification, rather than expansion.
- Disruption to the view across the valley from Woodchester and the view from Amberley. Mr. McAsey confirmed that the houses would sit no higher than the existing trees.
- Class A3 covers both a café and shop and therefore concern was raised that any owner could use the building for either/both purposes.
- The proposed building material for the houses was not in keeping with the Conservation Area. Mr. McAsey explained that proposed building materials might be altered. Councillors pointed out that any comments submitted to SDC must be based on the plans already submitted.
- Odour control from the kitchen was seen as a potential issue. Mr. McAsey pointed out that the Environmental Health department of SDC have already made observations and comments on this.
- If approved it's proposed the public house will move to the café building to allow work to the main building for a short period of time. This will require a licence and there will be an opportunity at that point for residents to raise any objections to that should they wish.

The application will be considered by the Planning Committee on the 13th June and members of the public are welcome to attend. Any concerns or issues should be raised

Initials.....

with Cllr. Tom Williams, Chair of the Development Control Committee at SDC (copied to the clerk), rather than with District Councillor Phil McAsey, to ensure no conflict of interest.

All members of the public, District and County Councillors left the meeting following this item.

- 2018/73 To receive an update from the Highways and Rights of Way Committee.**
The work carried out by Gloucestershire Highways cutting the verges on the cycle path was not considered satisfactory. The clerk will contact Gloucestershire Highways, with a copy to Cllr. Robinson, to express dissatisfaction and ask that it is redone.
- 2018/74 To receive an update from the Events Committee.**
The Events Committee are now organising the Woodchester Show, due to take place on the 8th September.
- 2018/75 To receive comments from members of the public on items discussed at this meeting.**
There were no members of the public present.

The meeting closed at 8.52pm.

Chair..... Date.....

Initials.....