

Woodchester Parish Council

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Minutes of the Planning Committee Meeting held in the Undercroft Room on 10th October, 2018 at 7.00pm

Present: Cllrs. Lead, Hamilton and McNealey

In attendance: The clerk

2018/22 To receive apologies for absence.

An apology was received from Cllr. Baynham-Honri.

2018/23 To receive declarations of interest in items on the agenda.

There were no declarations of interest.

2018/24 To approve the minutes of the meeting of 8th August, 2018.

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

2018/25 To comment on any planning applications received:

- Amendments to **S.18/1039/FUL** - Ram Inn, High Street, South Woodchester - Restaurant and kitchen extensions to the public house and erection of two dwellings (revised plans).

Councillors discussed the amendments and agreed the following for submission to Stroud District Council:

The Parish Council submitted a statement on 23rd July relating to this application and do not wish to retract the objections already stated, namely:

(1) Parking.

(i) We have been told that the number of parking bays is within the permitted planning guidance for spaces relative to the size of the Inn but no allowance has been made for staff and owner parking nor for the residential accommodation above the pub.

(ii) Both the Parish Council and local residents have concerns that, particularly during busy periods there will be spillage and displacement of vehicles from the car parks into the surrounding area. There is no alternative parking in the village as the lanes are too narrow and existing parking spaces for residents are already full.

(iii) If consent is granted the Parish Council ask that conditions are added to ensure that the car park area is hard standing with marked bays in order to properly control parking.

(2) AONB.

The site is within an AONB and a Conservation area and immediately adjacent to the local IHCA. Policy states that considerations of the style, setting and appropriateness of the development and its impact on the village and its surroundings be taken into account. While we accept the Inn provides a vital function for residents and visitors, we contend that the development as proposed (additional floorspace with restricted parking) will have an adverse effect on the environment.

(3) Housing.

There is a demand for affordable housing in Woodchester, as demonstrated by the Housing Needs Survey carried out in 2015. We consider that the size and style of the two proposed houses at the bottom end of the site with large gardens and two car parking spaces each is inappropriate given the proximity to a pub car park, a situation not suited for family occupation. Smaller cottage-style one to two bedroom units would be more suited and fulfil a demand for starter homes.

Further points have been brought to our attention which should be addressed:

(4) The pedestrian route through the car park should include low level lighting to assist pedestrians to manage the steps safely and to be seen by vehicles moving in the site at night.

(5) An acceptable planting scheme to soften the gabion walling, and to maintain a suitable screen of trees at the bottom of the site should be agreed with SDC officers. This will lessen the impact of this scheme in the AONB, especially when viewed from across the valley.

(6) A planning obligation be negotiated by SDC with the applicant to ensure that the proceeds of the dwellings are put to finance the concomitant works to be carried out on the pub. The Design and Access statement (points 3.3-3.6) makes it clear this is the applicant's declared intention; a planning obligation will ensure that planners are not left with two dwellings in a pub car park in this AONB and no improvements carried out to the Ram Inn.

2018/26 To note the listing of The Ram Inn as an Asset of Community Value.

This was noted.

2018/27 To note permission has been granted for the following applications:

- **S.18/1558/LBC** - Cornerways, Cow Lane, Inchbrook - Single storey rear extension, enlarged dormer window, new open sided porch and new back door.
- **S.18/1540/HHOLD and S.18/1541/LBC** – Southfield Mill House, Southfield Road – The remodelling of garden levels and retaining walls, construction of paved areas and a garden pavilion
- **S.18/1725/HHOLD** – 5 Berrymore Road, North Woodchester – To add a conservatory to the front of the property

These were noted.

The meeting closed at 7.25pm.

Signed

Date.....