

Woodchester Parish Council

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Minutes of the Planning Committee Meeting held in the Undercroft Room on 12th February, 2019 at 6.00pm

Present: Cllrs. Lead, Hamilton and Baynham-Honri

In attendance: The clerk and seven members of the public

2019/01 To receive apologies for absence.

There were no apologies for absence.

2019/02 To receive declarations of interest in items on the agenda.

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

2019/03 To approve the minutes of the meeting of 13th November, 2018.

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

2019/04 To comment on any planning applications received:

- **S.18/2011/VAR – Land at The Old Coach House, Lagger Lane, South Woodchester – Revised Layout (Block Plan) and retaining/boundary walls (S.17/0485/FUL)**

Councillors discussed this application and object to the proposals.

The site of application S.18/2011/VAR is a sensitive one and was therefore very carefully considered by the Conservation and Planning Officers before giving consent, as it was very close and impacted on Rosare, a listed building. Building the house some 900mm closer to Rosare is significant and as such we feel that we cannot support this application.

- **S.18/1527/FUL – Hillgrove House, Bath Road – Revised consultation for proposed construction of five dwellings.**

Councillors discussed this application which they agreed has not changed in substance from the original and remains unacceptable in the setting of a listed building.

Therefore their comments remain as that submitted for the original application with only a couple of amendments/additions:

Woodchester Parish Council has carefully considered this revised application to build five houses 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 of 6th February, 2019 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) The proposal for a formal access road will also significantly affect the setting of the listed building.
- (vii) 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.
- (viii) 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.

2019/05 To discuss and confirm arrangements for representation relating to application S.18/1039/FUL at The Ram Inn for the Development Control Committee meeting due to be held on 19th February.

Councillors and residents discussed objections to this application. A statement written by the Pubs Officer for Stroud CAMRA was considered which questioned the basis and motives for the application.

It was agreed that Cllrs. Lead and Hamilton draft a statement to be read by Cllr. Hamilton on behalf of the Parish Council and residents draft a statement to be circulated for comment.

The meeting closed at 6.45pm.

Signed

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