

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 Planning Committee Meeting held in the Undercroft Room on 13th June, 2018 at 7.00pm

Present: Cllrs. Lead, Hamilton and Baynham-Honri

In attendance: The clerk and ten members of the public

2018/09 To receive apologies for absence.

There were no apologies for absence.

2018/10 To receive declarations of interest in items on the agenda.

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

2018/11 To approve the minutes of the meeting of 21st May, 2018.

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

2018/12 To comment on any planning applications received:

- **S.18/1039/FUL - Ram Inn, High Street, South Woodchester - Restaurant and kitchen extensions to the public house and erection of coffee shop/cafe (Use Class A3) with managers accommodation over and two dwellings.**

Cllr. Lead outlined the application for which a number of objections had been made by residents to Stroud District Council with reference to planning policy.

Since receiving feedback at the Parish Council meeting on 7th June and reading comments online, Mr. McAsey had spoken directly with Cllr. Lead to make it know that his intention is to make fundamental changes to the application as it stands. This would include removing the plans for a café with flat above to release more land for parking, as well as moving the two proposed properties towards the boundary with SWALT land and incorporating a new kitchen into a restaurant extension.

However the application had not been withdrawn and therefore had to be treated as a live application.

Councillors agreed that as it stands, the application is unacceptable.

A statement drafted by Cllr. Lead which tied in with comments made by residents was agreed by Councillors for submission to SDC.

A resident raised the issue of enlisting The Ram as a Community Asset in order to protect its future. An application was made by the Parish Council to begin this process but had since been put on hold. Mr. McAsey had made an offer to Councillors to enter into a legally-binding agreement, which should the owners of The Ram wish to sell, the Parish Council would be given 12 months to make the purchase at market value. Residents made the point that The Ram could be put up for sale before this

agreement was in place and therefore were anxious that an agreement be drawn up as soon as possible.

Councillors resolved to:

- Submit a statement to SDC (attached) which encompasses points raised by residents and supports those comments. This will also make the point that although Councillors understand from direct contact with Mr. McAsey that the plans will be fundamentally changed, the Parish Council strongly object to the current application as it stands.
- Speak with Mr. McAsey concerning the protection of The Ram for the community.
- Make a request to SDC that should the Case Officer be minded to grant permission for this application, that it be put forward for discussion by the Development Control Committee.
- **S.18/1075/HHOLD - Cornerways, Cow Lane, Inchbrook - Retrospective application for a covered pergola to front of dwelling.**

Councillors discussed this application and had no comment to make.

- **S.18/1056/HHOLD - 1 The Cottages, Tower House Drive, Woodchester - Proposed extension and replacement shed to property.**

Councillors discussed this application and had no comment to make.

- **S.18/1185/HHOLD and S.18/1186/LBC - The Firs, Selsley Road - Alteration and extension to dwelling to create new kitchen dining space including demolition of 20th century conservatory.**

Councillors discussed this application and had no comment to make.

2018/13 To note that consent has been granted for the following applications:

- **S.18/0210/LBC** - The Lawn and Lawnside, Selsley Road North Woodchester - Remedial works, internal alterations and minor external works
- **S.18/0702/HHOLD** - 8 Lawns Park North Woodchester - Replacement of upper section of conservatory
- **S.18/0720/FUL** - Q Park Bath Road - 12 containers, plant and gas compound, above ground pipeline, 2 ventilation flues, 1 freestanding lightning conductor, new transformer, generator and switch gear.

These were noted.

The meeting closed at 7.48pm.

Signed

Date.....

Comments on Application S.18/1039/FUL

The Ram Inn

June 2018

The applicant has stated that the proposed development within this planning application will be fundamentally changed. However, the application has not been withdrawn and so we make the following comments.

The Parish Council is strongly opposed to this application.

There are many objections lodged by residents of the Parish and users of the Ram. The Parish Council fully supports these objections.

Specifically our objections are:

1. The proposal is to enlarge the pub and build a café, yet reduce the parking.
Enlarging the business and reducing the car parking will undoubtedly result in an overflow of parking into the village and narrow lanes adjacent causing blockages and hazards.
Despite a statement by the applicant that the car park is never full of customers, evidence has been submitted by a resident that on the 1st June 2018 at 6.30pm the car park was virtually full from drinkers alone.
It should be noted that in the proposal there are no provisions for staff parking (it is proposed that there will be 7 full time staff and 9 part time staff) or parking for the residents that live above the pub (suggested by the applicant as potential bed and breakfast accommodation).
2. The splitting of the business into two very separate buildings incurs double overheads in rates, heating, lighting and staffing. We question how this can be more efficient?
3. The three two storey properties are designed to look like standard estate properties, entirely out of character with the tone of the village, (a conservation area).
4. The statement ties the development of the three properties to funding the required renovation and extension of the pub. How can this be legally enforced?

Planning Policies

The site is within the settlement area but has a current use as a car park serving the pub and unless the applicant can prove the parking will not be needed for the expanded business then the scale of development is inappropriate. Being that the site is within an AONB and Conservation area style of design, setting and appropriateness should be considered. The existing submission fails to meet these criteria.

National Planning Policy Framework

Para 14 NPPF makes a presumption of sustainability. It is our opinion that this proposal is not sustainable.

Para 17/19/28 NPPF we do not consider that this proposal meets with these principles.

Para 32 NPPF The potential impact on the lanes and streets within South Woodchester will be severely impacted due to a shortage of parking places. The proposal therefore does not meet with this guidance.

Para 55. NPPF The provision of housing as proposed will neither enhance nor maintain the vitality of our rural community.

Stroud District Local Plan

Core Policy

CP8. The proposal is not appropriate to its surroundings.

CP14 The proposal does not meet the required high quality of development by way of poor design and insufficient car parking.

E11 This proposal does not fit with this policy.

ES3 This is not met by the potential impact on highway safety through lack of parking and interconnection between the two parking areas.

The Parish Council definitely wish to support the owners of the Ram Inn in running a profitable business. As stated in the Planning, Design and Access Statement, The Ram Inn is an important community facility, indeed the only public meeting place in South Woodchester. However, the application submitted, is in our opinion, and that of most parishioners wrong in so many ways as highlighted above. We strongly suggest that this application is withdrawn to enable further consultations with interested parties so that a new application can be submitted that retains most of the parking, excludes the café and incorporates a small area of residential development that would give sufficient capital to refurbish the pub and extend the kitchen. It is our opinion that an extension to the restaurant is not needed for it to be profitable. Indeed, Mr. McAsey stated in a public meeting that he would be delighted if his business was a success so that his car park overflowed into the nearby narrow lanes!!