

# Woodchester Parish Council

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## Minutes of the Planning Committee Meeting held in the Undercroft Room on 13<sup>th</sup> November, 2018 at 6.00pm

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

**In attendance:** The clerk and three members of the public

**2018/28 To receive apologies for absence.**

There were no apologies for absence.

**2018/29 To receive declarations of interest in items on the agenda.**

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

**2018/30 To approve the minutes of the meeting of 10<sup>th</sup> October, 2018.**

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

**2018/31 To comment on any planning applications received:**

- **S.18/2173/FUL and S.18/2174/LBC - Atcombe Court Lodge, Frogmarsh Lane, South Woodchester -1- Erection of Office/studio garden shed 2- Alteration to kitchen flat roof incorporating porch hood.**  
Councillors discussed this application and had no comment to make.
- **S.18/2388/LBC - The Lawn, Selsley Road, North Woodchester - Proposed removal of second floor internal partition with associated making good.**  
Councillors discussed this application and had no comment to make.
- **S.18/2224/FUL and S.18/2225/LBC - Hillgrove House, Bath Road, Woodchester - Proposed conversion of basement in to a single dwelling.**  
Councillors discussed this application. Concern was raised over the suitability of the basement for use as residential accommodation. It appears from the plans that both light and ventilation to the basement will be limited. Councillors question whether the plans comply with the requirement of a natural light to floor space ratio of at least 1:10.  
Councillors agreed that an alternative use such as offices, storage or ancillary facilities for the current flats would be more appropriate.  
Councillors also referred to the undecided application S.18/1527/FUL for five additional dwellings on the site. With yet another proposed dwelling, Councillors consider the single-track access onto the A46 unsuitable for the number of properties.

*The meeting closed at 6.35pm.*

Signed .....

Date.....