

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 17th June, 2019 at 6.00pm

Present: Cllrs. Lead, Baynham-Honri and McNealey.

In attendance: The clerk and two members of the public.

2019/16 To receive apologies for absence.

An apology was received from Cllr. Hamilton.

2019/17 To receive declarations of interest in items on the agenda.

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

2019/18 To approve the minutes of the meeting of 23rd April, 2019.

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

2019/19 To comment on any planning applications received:

- **S.19/0735/FUL - Windrush, Bownhill - Replacement dwelling with new access from private road to Bownhill Farm. Close existing vehicular access via Selsley Common.**
Councillors discussed this application and had no comment to make.
- **S.19/1079/HHOLD - Millhouse, Bear Hill - Proposed extensions and swimming pool.**
Councillors discussed this application and had no comment to make.
- **S.19/0879/FUL – Bath Road, Woodchester - Temporary access and storage area to facilitate construction of pipeline in connection with Stroud resilience project. Site for temporary access and storage.**
Councillors discussed this application and had no comment to make.
- **S.18/1527/FUL - Hillgrove House, Bath Road - Construction of three dwellings.**
Councillors discussed this amended application.
Comments were submitted following the original application and Councillors agreed that despite the amended application reducing the development to three houses as opposed to five, objections have altered very little. The following was agreed for submission to Stroud District Council:

Woodchester Parish Council has carefully considered this revised application to build three 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 25th April, 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 in their letter dated 25th April, 2019 that, 'whether, having accepted this reduced quantum of development, a more bespoke form of design could be imagined, more indicative of an ancillary structure/s associated with the principal building's former status as a coaching inn. Those proposed appear to be of a typical modern housing stock, with little acknowledgement of forming an element of Hillgrove House's curtilage'.**
- (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 fourteen properties (ten existing flats in Hillgrove House itself, one flat recently granted planning permission and the three 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 fourteen properties with a single track entrance?**
- (vi) **The proximity of house type x to the existing neighbouring property is unnecessary and unacceptable.**
- (vii) The layout as a whole is poor, resembling a modern cul-de-sac.
- (viii) The proposal for a formal access road will also significantly affect the setting of the Listed Building.
- (ix) The proposed grasscrete for the driveway is considered unsuitable for a driveway in regular use. It will not be purposeful and would quickly resemble a worn-out concrete road.
- (x) The land subject to granting of planning permission should only include land for the three proposed properties and the access road.
- (xi) 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.

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.

The meeting closed at 6.35pm.

Signed

Date.....