

Woodchester Parish Council

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Minutes of the Planning Committee Meeting held in the Undercroft Room on 19th July, 2018 at 7.00pm

Present: Cllrs. Lead, Hamilton and Baynham-Honri

In attendance: The clerk and four members of the public

2018/14 To receive apologies for absence.

There were no apologies for absence.

2018/15 To receive declarations of interest in items on the agenda.

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

2018/16 To approve the minutes of the meeting of 13th June, 2018.

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

An amendment had been made to the original submission to Stroud District Council regarding the application for The Ram (S.18/1039/FUL). The amended submission read,

"We have received advice that a statement made in our response dated 13th June may be misconstrued. The relevant part of the statement is:

"We strongly suggest that this application is withdrawn to enable further consultations with interested parties so that a new application can be submitted that **retains most of the parking, excludes the café and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.**"

The Parish Council wishes it to be made clear that it does not by implication give approval to a development as described in bold. The applicant had stated that this would be the style of an amended or new application, and therefore we would give this our due consideration when the details are in front of us."

2018/17 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 two dwellings (revised plans).**

Having read the Planning Strategy Report and been in conversation with the Planning Officer, Councillors were in agreement that the revised application appears to meet with planning policy. Despite this, Councillors and residents raised concerns relating to car parking provision, the lack of affordable housing in the village and the impact of the proposed development within the setting of a Conservation Area.

It was agreed a statement be drafted and agreed by Councillors present before submission to SDC.

The statement agreed following the meeting read,

‘Woodchester Parish Council has carefully considered this revised planning application taking into account the views of local residents and make the following observations:-

Whilst we are in agreement with the views of the planning officer that the revised application as submitted would seem to meet with existing planning policies and guidelines, we have a number of concerns about the application as it stands, viz:

(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) Access for visitors from the lower car park is potentially hazardous (particularly for the disabled) as there is no footway therefore forcing visitors to walk along the narrow road to the pub entrances. A walkway and/or ramp should be provided.

(iv) 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 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.

- **S.18/1412/FUL - Q Park, Bath Road, Inchbrook - 24 month temporary modular building to accommodate a food processing facility.**

Councillors discussed this application and had no comment to make.

The meeting closed at 7.43pm.

Signed

Date.....