



Minutes of the Planning Committee Meeting held in Woodchester Village Hall on 10th February 7pm.

Present: Cllrs Lead, Baynham-Honri and Hamilton

In attendance: the clerk and five members of the public

2022/01 To receive apologies for absence.

Apologies were received from Cllr McNealey

2022/02 To receive declarations of interest in items on the agenda.

There were no declarations of interest

2022/03 To approve the minutes of the meeting of 27th May, 2021.

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

2022/04 To comment on any planning applications received:

S.22/0182/FUL | Erection of three dwellings | Land Adjoining Hillgrove House Bath Road Woodchester

Councillors discussed this application. The previous application for three houses on this site has been given consent, so the scope of Parish Council comments is limited to the modifications in both the layout of the site and the design of the new houses.

The developer reassured the Council that the new housing will be cedar clad, using solar panels and air source pumps for energy. They will consider fully and minimise the environmental impact of the development. They also reassured the Council that they will replace the water main which delivers water to neighbouring houses as well. These houses are already experiencing flooding on their sites.

The following was agreed for submission to Stroud District Council:

Woodchester Parish Council has carefully considered this revised application for three houses on the grounds of the important Grade II listed building in Woodchester. We have reviewed the plans and taken into account both the comments of the Conservation Specialist and the views of neighbours and local residents. We make the following observations:

Hillgrove House is Grade II listed and set in extensive grounds which forms an important part of the significance and character of the building. In line with the comments of the Conservation Officer we feel that the revised plan encroaches on these grounds to an unacceptable extent moving the developed area within sightlines from the entrance. This disregards guidance previously given and approved and therefore support the Conservation Officers comments.

The area under the application for planning consent (marked with a red line) extends beyond the area to be developed under the current plan. We would request that the land outside of the three plots should be conditioned to be maintained as open grassland and not allowed to be encroached upon by garden or future development.

We are pleased to see that the height of the houses has been reduced by the addition of flat roofs and have no comment on their more contemporary design. However, we consider they are too large for the plots, this is particularly true of Plot 3. This planned overdevelopment makes them visually dominant and adds to the encroachment into the historic landscape (particularly Plot 1).

As the plans currently stand we are therefore unable to support the application and recommend that it is refused or withdrawn and reconsidered with the development reduced in size and impact.

Meeting closed at 7.55pm

Signed

Date

Initials.....