

# Woodchester Parish Council

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Minutes of the Planning Committee held at Woodchester School Hall on **Thursday 27<sup>th</sup> May 2021, 6.30pm:**

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

**In attendance:** District Councillor Smith, the Clerk and ten members of the public.

## **2021/01 To receive apologies for absence.**

There were no apologies for absence

## **2021/02 To receive declarations of interest in items on the agenda.**

There were no declarations of interest in items on the agenda

## **2021/03 To approve the minutes of the meeting of 5<sup>th</sup> March, 2020.**

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

## **2021/04 To comment on any planning applications received:**

**S.21/0900/FUL | Erection of one dwelling. Revisions to approval S.18/1039/FUL. (Revised drawings received 13.5.21) | Land To The East Of Ram Inn High Street South Woodchester Stroud Gloucestershire**

## **History**

11/10/2018 The Ram Inn was registered as a Community Asset.

20/02/19 Planning consent was granted S.18/1039/FUL. For an extension and revised parking

## **Concerns raised**

A large part of the application land is that which was previously subject to the Community Asset.

This area (the car park) is now under separate ownership from the Ram and therefore it has to be questioned what control can be exercised for this to remain as a benefit to and for the use of the Ram.

Within the design and access statement made for S.18/1039/FUL it states:-

*3.2 It is a well known fact that public houses throughout the country are struggling with viability, and are closing at a phenomenal rate. This is particularly the case with old buildings, which inevitably are not built to modern standards and thus the upkeep and heating etc. is always going to be costly. The proposed extensions are specifically designed to try to overcome this, by 1) having a larger restaurant thereby providing for more paying visitors, and 2) increasing the efficiency of operation so that the pub costs less to run*

The proposed building is out of keeping with properties in the high street in design.

The proposed building appears an overdevelopment of the residential plot. (It was noted that the plot may in fact be slightly bigger than that marked in the plans due to an error on the OS map)

The application includes the development of the car park in line with the condition of consent S.18/1039/FUL. This use should be secured in law to The Ram Inn

The principal of the development of residential use is accepted as the plot is within the settlement area.

Parish Council response to application:

*Major concerns were expressed as to the future of the Ram Inn and the sale of a large part of its car park. We therefore support the proposal to develop the car park, but would ask that if consent were to be granted, it be conditioned that the parking is retained for use by the Ram Inn and created prior to the start of the build of the house.*

*We have concerns over the external appearance of the proposed dwelling due to its size and location at the front of the plot. This is of particular concern given the close proximity of the plot to the High Street which forms the core of the South Woodchester Conservation Area and therefore cannot support this application.*

*We have suggested to the applicant that the application is withdrawn and resubmitted after a pre-planning consultation with the planning officer, to agree an acceptable redesign of the external appearance of the house.*

*We therefore recommend refusal.*

**Note 1<sup>st</sup> June 2021:** The Applicant withdrew their planning application and so the above comments were not submitted.

**S.21/1242/FUL | Works to provide an enlarged and improved field access. | Land At Station Road  
Woodchester Stroud Gloucestershire**

Councillors are in support of this application.

*The meeting closed at 7.25pm.*

Signed .....

Date.....