

# Woodchester Parish Council

Clerk: Simon Peirce  
Millbank, High Street, South Woodchester, Stroud GL5 5EL  
01453 872859  
council@woodchestervillage.co.uk  
[www.woodchestervillage.co.uk](http://www.woodchestervillage.co.uk)

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**DRAFT MINUTES of the Planning Sub-Committee  
of the  
Woodchester Parish Council  
held in the Undercroft of St.Marys  
on  
Monday 26th January 2009 at 6.30 pm.**

Present-Cllrs.Lead,Hamilton,Brown and Syrett.

3 members of the public present.

It was agreed that in the absence of a Parish Clerk, Cllr. Hamilton would take the minutes.

1. To receive apologies for absence- None.
2. To receive declarations of Interest.
  - (i) Cllr. Lead had undertaken an architectural drawing for the application for 'Rosemead' but was not otherwise involved with the planning application.
  - (ii) Cllr.Syrett is a governor of the Endowed C of E School and has been involved in discussions re the application to erect a parent and cycle shelter on the school premises.
3. Minutes of the meeting of January 8th. Approved.
- 4.Comments on planning decisions received.
  - (i) Original planning application for the Coach House (2216/LBC) now withdrawn.
  - (ii) Listed building consent -Woodchester House orangery (1026 /LBC)-approved.
  - (iii) Listed Building Consent -Internal/External alterations (2055/LBC)-approved.
- 5.Comments on Planning Applications received:
  - (i) **12, Southbank, North Woodchester (S.08/2446/FUL)**. Full application to erect a two storey extension to enlarge kitchen and provide additional bedroom and bathroom. The Council considers that this proposal complies with policies HN16 and BE6 of the adopted Stroud District Council, November 2005 and supports the application.
  - (ii) **Roseclive, Bath Road,Woodchester. (S.08/2553?COU)**. Change of use from residential to rehabilitation centre. This application seeks consent to create an extra bedroom in the roof space (thus increasing the bed-spaces from 6 to 9) and to fit a window in the gable. In principle, the planning sub-committee supports the application but it does have major concerns over the access to 'Roseclive' that is via a steep narrow lane from the A46 over Woodchester Garage forecourt. Any increase in vehicular use would be considered against best interest. Given the proposed commercial nature of the use concern is expressed over increased activity occurring from some of the associated activities on the site. The Parish Council wishes for clarification from SDC of what the implications are resulting from a change to a rehabilitation centre in respect of the site generally and

any associated commercial uses. The Council understands that the wording of this application is to be changed and therefore feels it cannot give a proper report until such wording is decided and submitted. Further, it is understood that the use if permitted would be restricted to the applicants only and be for a temporary period only. This is, in the opinion of the Parish Council essential.

(iii) **Silva, Southfield Road, North Woodchester (S.08?2530/FUL)** Full application to erect a single story extension to provide two bedrooms, shower-room. utility room and studio. This is understood to be an application to renew an unexpired consent. The Council support this application without comment.

(iv) **Woodchester C of E Endowed School. Full application to erect a parent and cycle shelter (S.09/0086/FUL)** It was noted that following the withdrawal of a previous planning application for this shelter, the school's governors had made every effort to meet public concerns by relocating it closer to the main school building and in full public view from the adjacent road. The Council wishes to support this application.

5.AOB.It was noted that Cllr.Lead had received copies of correspondence on SDC's Core Strategy (replacing the original Local Plan) and had registered to receive notices via e-mail.

Meeting closed at 7.30 pm.