

Woodchester Parish Council

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Minutes of the Planning Committee Meeting of the Woodchester Parish Council held in the Village Hall on **Thursday January 8, 2009 at 6.30pm**

Present – Cllrs Lead, Hamilton, Brown and Syrett

Clerk – Barbara Lewis

4 members of the public present

1. To receive apologies for absence
Apologies received from Cllr Swait
2. To receive declarations of interest
No declarations of interest
3. To approve the minutes of the meeting of December 4, 2008
Minutes approved and signed
4. To comment on any planning decisions received
Winslow House application has been approved
5. To comment on planning applications received

**S.08/2144/FUL Land adjoining Oakley House, Church Road, N
Woodchester– Erection of a dwelling and formation of a new vehicular
access**

The Parish Council supports the principle of infill development, but has concerns as listed below.

- 1 The proposed access is not satisfactory. It is too near Oakley House and will interfere and spoil the setting and grounds of this listed building. The splay and consequential re-alignment of the boundary wall will spoil the character of the lane and likely result in traffic moving faster. It is felt that the proposed drive is contrary to PPG 15.
A planning application dated 3.3.1961 resulted in a consent ref. S.4619 which gave consent to move the access to Oakley House from its' original position to the existing position. The Parish Council would support using

the original access gateway that leads onto the private lane that is now used by Home Ground and the public as a footpath.

The Council is of the opinion that the junction of this lane with the public highway is adequate for the purpose proposed and that the use of the lane would not cause an unacceptable hazard to walkers.

- 2 The proposed siting of the new house is considered by the Council to be set too far to the North resulting in it overlooking Oakley House. Re-siting it some 10 metres to the South could, in the opinion of the Council reduce the risk of a loss of privacy to Oakley House. PPG 15 sets out to protect the setting of listed buildings. It is felt that the scale and position would affect Oakley House. Mainly the size.
- 3 It is understood that the ground level for the proposed dwelling will be reduced by some 1.5 metres. There are no elevations or sections to show this. The more the ground level is reduced the less imposing the proposed dwelling will be.

S.08/2027/LBC Hillgrove House, Bath Rd – Conversion from 6 flats to 10 flats

The Council approves this application and leaves the conservation office to make the appropriate comments

To discuss The Coach House, Tower House application for creation of dwelling from existing garage after site visit

Cllr Syrett attended the site inspection visit on January 8 and reiterated the Council's objection to the application. Cllr Glanfield to attend the planning meeting on 15 January

The members of the public attending all expressed the same concerns as the council over the size and positioning of the proposed new dwelling at Oakley House. Also the change of appearance in Church Lane from the new entrance and visibility splay.

Meeting closed at 7pm.

Chair.....

Date.....