

Woodchester Parish Council

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Minutes of the Planning Meeting held in the Undercroft on 23rd January, 2012

Present: Cllrs Hamilton, Lead, Swait, Warnes

In attendance: The clerk and one member of the public

2012/1 To receive apologies for absence

No apologies were received.

2012/2 To receive declarations of interest

There were no declarations of interest.

2012/3 To approve the minutes of the meeting of December 14th, 2011

These were approved.

2012/4 To comment on any planning applications received

- S.11/2553/FUL Land adjacent The Cottage, Church Road, North Woodchester - Erection of dwelling including vehicular access. Resubmission of refused planning application S.11/1547/FUL.

The Parish Council considered this application and objects. The following comments were made:-

1. In terms of the design of the dwelling, we have no real comment although we are still of the opinion that the scale of the building is too large for the plot and conflicts with Policies BE1 BE2 BE3 and BE12.
2. Particularly we are very concerned that the position of the dwelling is in front of the historic building line thus conflicting with Policies BE1 3, BE2 1 and BE3 1. The garage is proposed to be even further in front of that, very close to Church Road, which is totally unacceptable. The siting of the garage should be subservient to the main dwelling and not a prominent feature.
3. The proposal has listed buildings to the north, west and east and therefore should respect them. We are of the opinion that this application does not and conflicts with policy BE12.
4. The access shown does not provide for access to Goring House and The Cottage (now being called Goring Cottage) that we understand has a legal right for.
5. We would ask that the proposal respects both the historic and current building line and the proximity and character of the adjacent listed buildings and not only one or the other as seems to be the case so far.

- S.11/2554/LBC Land to the east of Church Road, North Woodchester - Part demolition and realignment of boundary wall. Resubmission of planning application S.11/1548/LBC.

The Parish Council considered the latest proposal for this application, but understand that the previous application (S.11/1548/LBC) is the subject of an appeal. In principal it supports this appeal.

2012/5 To note any planning decisions granted

Consent has been granted for:

- S.11/2407/DISCON The Courtyard, Little Britain Farm – Conversion of barn to dwelling
- S.11/2141/HHOLD – Elfwood House, Selsley Road, North Woodchester - Retrospective application for the erection of a closeboard 8 foot fence along west boundary.

These were noted.

2012/6 To note the outcome of the meeting of Thursday 19th January regarding the proposed change to footpath MWO18, between Cllr Lead Cllr Warne, the owners of the land and GCC .

This was noted. Concerns were put forward to the owners of the land, who have since suggested several alternative routes. The Planning Committee considered these proposals and maintain the following priorities:

1. Footpath MWO18 is a long established footpath through the fields and is well-used by locals.
2. The Committee understands the innovative nature of viticulture and support agriculture that is sustainable.
3. If the footpath has to be diverted, we wish there to be a minimum amount of adjustment.
4. We are willing to work with a plan which maintains a view and similar terrain.

Cllrs Lead and Warnes continue to be in discussion with the Shiners, Highways and the Ramblers Association.

The meeting closed at 7.25pm.

Signed

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