

# Woodchester Parish Council

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## Minutes of the Planning Meeting 7pm on June 6th, 2011 held in the Undercroft, North Woodchester

**Present: Cllrs.** Lead (Chair), Brown, Swait and Syrett

In attendance: The Clerk and 2 members of the public

### **1 - To receive apologies for absence**

Apologies were received from Cllr Swait who did not attend due to interests in item 4 – the land adjacent to Station Road Industrial Estate and

### **2 - To receive declarations of interest**

Cllr Brown declared an interest in item 4 and confirmed that she would leave when the item was discussed.

### **3 - To approve the minutes of the meeting of May 23rd 2011**

These were approved.

### **5 – To comment on any planning decisions received**

*Consent has been granted for:*

- S.11/0781/LBC Old Priory, North Woodchester – Rebuild boundary wall

This was noted.

### **4 – To comment on any planning applications received**

- **S.11/0931/LBC Lower Court Cottage, Selsley Road – Erection of extension for disabled accommodation**

The Parish Council considered this application and had no comment.

- **11/0365/FUL Land adjacent to Station Road Industrial Estate, Station Road - Works in association with agricultural use, namely grading to create an access and associated works and provision of shed**

The Committee expressed support for the SWALT allotments and community orchard projects. However, this application cannot be supported for the following reasons:

1. A track, 2 metres in width is not necessary to provide pedestrian access to the land. The introduction of fill material to create the track will cause unnecessary scarring of agricultural land in the South Woodchester Conservation Area.
2. There are no proposals for landscaping to screen the infill to support this track and the car park and the visual impact will be considerable. There is a lack of construction detail. The Application does not fit the criteria set out in Policy NE8 of the SDC Local Plan.
3. Although the principle of a shed for use in connection with the allotments is supported, the proposed construction material is unsympathetic and visually unacceptable in the Conservation Area.
4. In principle the Committee has no objection to the creation of a limited parking area for 2 cars but insufficient detail has been provided to enable the Committee to judge the full extent and impact of what is proposed.

In the event of planning permission being granted the Committee would wish SDC to ensure that:

- Car parking is limited to day time allotment use only;
- Construction vehicles travelling to and from the site are routed to the North of the site, along Station Road to/from the A46.

- **S.11/1020/FUL Land at Inschdene, Atcombe Road – Erection of a dwelling and detached garage**

***Cllr Brown left the meeting as she lives on Atcombe Road.***

The application cannot be supported for the following reasons:

1. The proposal does not fit the criteria set out in Policy GE1 of SDC Local Plan as the proposed house would overlook adjoining properties from its many windows and balconies and the proposed garage will have an overbearing effect on adjoining properties and surroundings due to its size and location.
2. The proposal does not fit the criteria set out in Policy HN8 1 as the proposed house and garage would not be in character or in scale to this part of the settlement.
3. The proposal does not fit the criteria set out in Policy NE8 1 and 2 as the proposed development would not be sympathetic to the landscape nor would the design be sympathetic to the

character of the area.

4. Insufficient detail is shown regarding landscaping and the detail of construction.

In the event of planning permission being granted the Committee would wish SDC to ensure that:

- The size and weight of construction vehicles are restricted for travelling through the High Street.
- Adequate provision is made for the control of surface water run-off.
- The use of suitable material for boundary definition that is sympathetic to the area.

The meeting closed at 8.40 pm

Signed .....

Date.....