

# Woodchester Parish Council

Clerk: Ann Bijkerk

6 Beech Grove, North Woodchester, Stroud, Gloucestershire GL5 5NL

Telephone: 01453 873456

E-mail: clerk@woodchesterparish.org.uk

Website: www.woodchesterparish.org.uk

---

## Minutes of the Planning Meeting held in the Village Hall 2<sup>nd</sup> July 2015 at 6.15pm

**Present:** Cllrs. Lead, Hamilton and Swait

**In attendance:** District Councillor Rhiannon Wigzell, the clerk and four members of the public

**2015/25 To receive apologies for absence.**

An apology was received from Cllr. Baynham-Honri.

**2015/26 To receive declarations of interest in items on the agenda.**

There were no declarations of interest on the agenda.

**2015/27 To approve the minutes of the meeting of 4<sup>th</sup> June, 2015**

These were approved and signed by Cllr. Lead.

**2015/28 To comment on any planning applications received:**

- **S.14/2151/FUL – Land adjacent to Woodchester Garage, Bath Road – Change of use from former petrol station to hand car wash facility**

This application is due for discussion by Stroud District Council's (SDC's) Development Control Committee on 14<sup>th</sup> July.

The Case Officer's report for this application is not yet in the public domain and therefore councillors were unsure as to her reasons for recommending approval.

Councillors and residents expressed concern about this application in terms of highway safety at a very busy junction, a lack of understanding of the requirements in terms of access for residents living behind the site and the referral to a 'change of use' on the title of the application, when the land use has been confirmed as being 'nil use'. Councillors felt the wording of the application would have misled consultees.

The clerk will draft a letter to the legal department of SDC (copied to the Case Officer and Head of Planning) expressing concern in the misrepresentation of the application, the misleading documents on the website referring to a 'change of use' and questioning the lawfulness of the application. Councillors would wish that the application be withdrawn and presented again to all consultees and any misleading information removed from the website.

- **S.15/1236/FUL – Woodchester Mill, Selsley Road, North Woodchester – Planning application (B) for the retention of former piano factory for B1 use, demolition of redundant industrial buildings, erection of six dwellings and conversion of stone building to two B1 units**
- **S.15/1237/FUL – Woodchester Mill, Selsley Road, North Woodchester – Planning application (A) for the retention of former piano factory for B1 use, demolition of redundant industrial buildings, erection of 6 dwellings and conversion of stone building to 4 dwellings**

The Parish Council discussed these applications and would like to re-iterate the previous concern that there is a

blind spot created by the bridge on Selsley Road above the proposed development and increased parking in this area could increase the risk of accidents.

Councillors are also concerned that commercial vehicles and residents will both be making use of the same turning/parking area. Children playing in front of the proposed row of six houses could face a potential hazard. Councillors suggested that a safer design would have been to separate commercial and residential access with all proposed housing having access from Paul's Rise; allowing commercial vehicles a parking/turning area off Selsley Road.

- **S.15/1284/HHOLD – Ninfa, Rooksmoor Hill, Woodchester – Installation of cattle grid and gate. New two storey garage. New steps and widened driveway. House:- two extensions, loft conversion and internal re-arrangement. Also new windows, dormers and flue**

The Parish Council discussed this application and have no comment to make.

*The meeting closed at 6.55pm.*

Signed .....

Date.....