

# Woodchester Parish Council

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## Minutes of the Planning Meeting held in the Undercroft Room on 11<sup>th</sup> March, 2015 at 6pm

**Present:** Cllrs. Lead, Baynham-Honri and Swait

**In attendance:** The clerk and two members of the public

**2015/11 To receive apologies for absence.**

An apology was received from Cllr. Hamilton.

**2015/12 To receive declarations of interest in items on the agenda.**

There were no declarations of interest in items on the agenda.

**2015/13 To approve the minutes of the meeting of 16<sup>th</sup> February, 2015.**

These were approved and signed.

**2015/14 To comment on any planning applications received:**

- **S.15/0324/CPE – Woodchester Garage (Adjacent), Bath Road, Woodchester – Lawful development certificate for a petrol filling station use**

Councillors discussed this application and the following information will be sent to Tom Fearn, Case Officer at Stroud District Council for consideration:

- Councillors understand that the garage opened in 1927
- Councillors understand that Autocrafts bought 'Woodchester Service Station' in 1989 and that this was then separated from Woodchester Garage. The site has not been used as a petrol filling station since 1993
- The tanks were then filled. Councillors understand the petrol tanks are not in the outlined area currently proposed, but are on the site of Woodchester Garage. We believe that the tanks could not be re-instated and accommodated on the site under current legislation as it is inadequate to meet all safety requirements
- Councillors question whether rates have been paid on the premises since its cessation of use?
- As Woodchester Garage and Woodchester Service Station were both operating as separate businesses between 1989 and 1993 (when the service station closed) was there a legal right for the tanks to be on land belonging to Woodchester Garage? Councillors would question whether there is any existing easement or whether this has lapsed?
- Councillors would also question whether the land in question is able to accommodate an interceptor, tanks and petrol pumps to meet today's regulations.
- **S.15/0361/HHOLD and S.15/0363/LBC – Millbank, High Street, South Woodchester – Demolition of existing outside toilet and garden store at the rear, and the conversion of existing old store and washroom and demolished area into a granny annexe**

Councillors considered this application and whilst they commend the proposed use and support the idea of looking after aged relatives, it is regretful that they cannot support additional units of accommodation in the High Street which would potentially result in an additional parking requirement for one or two vehicles. This is in a street where parking is already an issue due to the lack of available space.

If consent was forthcoming, councillors would wish to see strict control on the times of working and deliveries and the weight of vehicles allowed access into the High Street.

*The meeting closed at 6.45pm.*

Signed .....

Date.....