

# Woodchester Parish Council

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## Minutes of the Planning Meeting held in the Undercroft Room on 29<sup>th</sup> April, 2015 at 6pm

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

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

**2015/15 To receive apologies for absence.**

There were no apologies for absence.

**2015/16 To receive declarations of interest in items on the agenda.**

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

**2015/17 To approve the minutes of the meeting of 11<sup>th</sup> March, 2015.**

These were approved by councillors and signed by Cllr. Lead.

**2015/18 To comment on any planning applications received:**

- **S.15/0837/HHOLD – 2 The Garden, North Woodchester – Proposed front extension.**

Councillors considered this application and wish to object. Properties on the estate of Paul's Rise have reasonable garden frontage. Councillors feel the proposed development would impinge on that and alter the character and appearance of The Garden. Councillors feel the extent of the proposal is too close to the road. If it were 1.5 metres deep as opposed to 3.3 metres, the impact would be less. Although there is no obvious building line, the buildings are set back from the road helping to create the character of the estate. Councillors also felt that granting permission for this application might set a precedent for others to follow.

- **S.15/0913/HHOLD – 18 Berrymore Road, North Woodchester – New rear extension and dormer window**

Councillors considered this application and have no comment to make.

- **S.15/0608/HHOLD – Churches Mill, Station Road, Woodchester – Garden room/home office – Retrospective – started 20/02/2015**

Councillors considered this application and although the Parish Council do not approve of retrospective planning applications, it is assumed it was a mistake on the applicant's part. Beyond that, councillors have no reason to comment.

**2015/19 To note that consent has been granted for the following applications:**

- **S.15/0145/HHOLD and S.15/0146/LBC – Yew Tree House, Atcombe Road, South Woodchester – Reconstruction of single storey kitchen extension and internal alterations**

- **S.15/0301/HHOLD – Roseclive, Bath Road - Alterations to include replacement of swept dormers with pitched dormers to the front elevation, new front bay window and open porch to main entrance, plus various window/door enhancements along with some internal alterations.**

These were noted.

**2015/20 To note that permission has not been granted on the following applications:**

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

These were noted.

*The meeting closed at 6.40pm.*

Signed .....

Date.....