

Woodchester Parish Council

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Minutes of the Planning Meeting held in the Undercroft Room on 6th November, 2012

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

In attendance: The clerk and one member of the public.

2012/58 To receive apologies for absence.

No apologies were received.

2012/59 To receive declarations of interest.

There were no declarations of interest.

2012/60 To approve the minutes of the meeting of 1st October, 2012.

These were approved.

2012/61 To comment on any planning applications received:

- S.12/1808/FUL – Land to the east of Church Road, North Woodchester – Erection of dwelling including vehicular access. Material minor amendment to previous application S.11/2553/FUL.

The Parish Council has considered this application and objects to the revised plan.

The concerns in response to application S11/2553/FUL in January 2012 still remain. To reiterate these were as follows:

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.

In addition to these concerns, the Parish Council also make the following comments:

1. The application is considerably confused by the number of different applications, drawings and revisions. There is not one set that satisfactorily provides full detail on what is proposed.

The applicant informs that the ridge height has been reduced. This is not evident from the plans we have looked at. FFL are said to be lower thus reducing the overlooking issues, again this is not clear from the information seen.

The Parish Council would like to see one plan and one elevation drawing showing the position and relative levels of both the proposed house and garage in relation to each other and in relation to the neighbouring properties, with access to Goring House also shown. Some of the plans online are too small in detail, thus preventing us from reading the detail.

2. Guidance Policy A of our Village Design Statement states that, 'A design statement with commentary on material, layout and design options and conclusions to justify the final design choice should accompany a planning proposal. The Parish Council feel that this application does not fully meet with this statement. It is not at all clear and that the detail provided is insufficient and confusing.

3. The issues raised by adjacent neighbours are very valid and as a Parish Council we fully support their concerns. They are:

the revised design of the glazed curtain wall is the same as the original design that was changed and then approved to prevent overlooking. We are therefore unhappy that the design now reverts to that which previously was unacceptable.

Also, the movement forward of the house conflicts with the existing building line and would result in this new house becoming the dominant feature in this part of Church Road.

4. We are very concerned that the issue of Japanese knotweed reported by a member of the Parish Council to have been present on the site does not appear to have been completely addressed, despite it being a legal requirement to do so.
5. In summary therefore we would ask Stroud District Council to refuse this application and request that the applicant provide clear and unequivocal information and drawings that meet the concerns of the neighbours. These concerns have been present since the first application and have not been changed since.

The meeting closed at 6.39pm.

Signed

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