

Woodchester Parish Council

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Minutes of the Planning Meeting held in the Village Hall on 6th July, 2017 at 6pm

Present: Cllrs. Lead, Baynham-Honri and Warnes

In attendance: The clerk, owners of Woodchester Valley Vineyard, and 11 members of the public

2017/20 To receive apologies for absence.

An apology was received from Cllr. Hamilton.

2017/21 To receive declarations of interest in items on the agenda.

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

2017/22 To approve the minutes of the meeting of 19th June, 2017.

The minutes were approved and signed as a true record by Cllr. Baynham-Honri.

2017/23 To comment on any planning applications received:

- **Revisions to S.13/1893/FUL – Rooksmoor Mills, Bath Road – 'Hybrid' planning application. Full planning permission for 54 residential units, reinstatement of millpond, construction new access and associated car parking and landscaping. Refurbishment of cottage building. 1,300sqm of commercial floorspace (uses within Classes B1, B2, B8).**

Cllr. Lead briefly outlined the recent proposed changes to the application. Councillors discussed the changes and agreed on the following for submission to Stroud District Council (SDC):

Woodchester Parish Council strongly object to this application and comments submitted in April of this year still stand. Councillors support the original Heritage Impact Assessment report and addendum by AHP (commissioned by Mr. and Mrs. Hill) dated 20th June and the consultation response from Historic England dated 27th June. Both are of the opinion that the application in its current state fails to meet the requirements of one or more aspects of the NPPF. It is of concern to the Parish Council that previous advice was ignored at a cost of £50,000 to the tax payer. Councillors are concerned that Stroud District Council are at risk of repeating the same mistake.

Woodchester Parish Council wish to also emphasise that a noise impact assessment should be carried out; that the flat roof design is not in-keeping with other buildings locally and that parking allocation is very limited which will result in roadside parking. It was also felt that a two-storey development on the site would be acceptable, being far less intrusive than that proposed.

Residents were reminded to ensure a statement is made to SDC upholding any previous objection comments.

It was agreed that there should be a greater press involvement with both local and national publications. A resident agreed to draft a press release for distribution and agreement amongst Rooksmoor residents and the Parish Council before it would be sent out.

Comments should reach the Case Officer by 10th July.

- **S.17/1190/HHOLD – Hillgrove House, Bath Road – Installation of fence**

Councillors discussed this retrospective planning application and strongly object. The fence, already erected, destroys the setting of the Listed Building, creating a property which does not sit comfortably in its plot.

- **Licence Application 17/00742/LAPRNW - Woodchester Valley Vineyard and Winery, Upper Atcombe Farm, Convent Lane – Licence for ‘Supply by retail of alcohol (on and off Sales) everyday 11:00 - 20:00. Opening Hours of Premises (Not Open to General Public) Everyday 11:00 - 20:00’.**

Fiona Shiner and her family, owners of Woodchester Valley Vineyard had kindly agreed to attend the meeting to explain their plans for Upper Atcombe Farm in relation to the licence application. Clarification was provided that no planning permission is required for the proposed use as all current and planned activities fall within ‘agricultural use’. Bottling of wine already takes place at the farm, the licence application will allow the business to move into wine tasting sessions and online sales.

Bottling

This is carried out only twice a year allowing 28,000 bottles to be produced in two and a half days. A bottling machine is hired by the company in March for still wines and June for sparkling wines. This therefore creates a minimal amount of traffic in Convent Lane.

Wine Tasting

The licence application will allow tasting to take place at Upper Atcombe Farm. Sessions will be pre-arranged and the public will not be able to ‘drop in’. This is made clear on the company website. Neither will the public be able to buy from the farm; the shop on the A46 is for that purpose. Small-scale tutored tastings with optional tours of the vineyard and winery are planned for between 10 and 15 people. Much more interest is anticipated in the summer months than the winter. The licence for this activity will finish at 8pm.

Online Sales

A small amount of wine is taken down to the shop each day. This will continue. Collections of wine for online sales will then take place from the shop on the A46 and not from Upper Atcombe Farm.

Mrs. Shiner showed understanding of resident’s concerns, particularly in light of recent issues on Convent Lane relating to activities at The Convent. The majority of additional traffic to Upper Atcombe Farm is short-term as the property is undergoing development. This is nearing an end. Mrs. Shiner appreciated resident’s comments about drivers getting lost and will ensure they are clear about directions and the size of vehicles used by contractors and deliveries.

Mrs. Shiner was thanked very much for her time. Councillors and residents present agreed their concerns had been allayed.

The meeting closed at 6.55pm.

Signed

Date.....