

Woodchester Parish Council

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Minutes of the Planning Meeting held in the Undercroft Room on 23rd January, 2017 at 6.00pm

Present: Cllrs. Hamilton, Baynham-Honri and Warnes

In attendance: The clerk and three members of the public

2017/01 To receive apologies for absence.

An apology was received from Cllr. Lead who was not present due to an interest in application S.16/2877/HHOLD, discussed under item 2017/04.

2017/02 To receive declarations of interest in items on the agenda.

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

2017/03 To approve the minutes of the meeting of 21st November, 2016.

These were approved and signed as a true record by Cllr. Hamilton.

2017/04 To comment on any planning applications received:

- **S.16/2877/HHOLD – The Annexe, Friarsfield, Convent Lane, South Woodchester – Extension of annexe.**

Councillors considered this application and have no objection to the proposals. However councillors would be in favour of a condition being placed on the application, such as was the case on application S.07/2357/FUL (when the garage of Friarsfield was extended to form a flat), which stated:

‘3. The annexe extension hereby approved shall only be occupied by members of the family, or non-paying guests, of the occupiers of the dwelling known as Friarsfield and shall not be used at any time as a separate residential unit of accommodation.’

- **S.17/0046/HHOLD – 14 Lawns Park, North Woodchester – Extension to garage.**

Councillors considered this application and have no comment to make.

2017/05 To note that consent has been granted for the following applications:

S.16/2376/FUL – Station Road Industrial Estate, Station Road - Installation of a telecommunication base station (including 21m mast).

S.16/2741/GDPE – 1 Park View, Selsley Road – Single storey extension of projection 4.5m, height 4m and eaves 2.8m.

S.16/2577/LBC – Rooksmoor House, Rooksmoor Hill - Remove a stud wall on the ground floor. Replace an existing fireplace. Install an extractor fan fitted onto the back exterior wall of the house.

S.16/2589/TCA – Q Park, Bath Road - 3 x Weeping Willows - pollard trees, reducing them to half the present size.
These were noted.

2017/06 To discuss and agree a response to Martin Hutchings, Rural House Enabler at GRCC following an offer to assist the Parish Council in identifying potential exception sites in the village for affordable housing.

In 2015 a Housing Needs Survey was carried out in the village led by Karen Phimister of the GRCC. From that survey 12 families identified a need for affordable housing.

The Parish Council were recently contacted by Martin Hutchings at the GRCC who offered to assist the Parish Council in identifying ‘rural exception sites’ within the village for the development of affordable housing.

At the time of the report ‘rural exception sites’ were discussed in detail and councillors were not able to identify any sites except the industrial land off Station Road adjacent to the Nailsworth Stream. However this land is designated as industrial use and is believed to have a covenant on it. Councillors again considered possible sites within the village and identified the five houses in the process of development at Southbank as affordable housing.

Councillors were also aware that a subsequent application might be made for the land at Rooksmoor Mills. Under the Local Plan Policy C9, developers are expected to include 30% affordable housing unless the cost of development renders this unviable. Councillors agreed that Stroud District Council should do their best to ensure that any application for Rooksmoor Mills is able to meet 30% affordable housing.

Councillors agreed that a meeting with Martin Hutchings was not necessary at present but that these three sites be brought to his attention.

The meeting closed at 6.33pm.

Signed

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