

Woodchester Parish Council

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Minutes of the Planning Meeting held in the Village Hall on 4th April, 2017 at 7.00pm

Present: Cllrs. Lead, Hamilton and Baynham-Honri

In attendance: Case Officer John Longmuir, the clerk and 30 members of the public

2017/07 To receive apologies for absence.

There were no apologies for absence.

2017/08 To receive declarations of interest in items on the agenda.

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

2017/09 To approve the minutes of the meeting of 23rd January, 2017.

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

2017/10 To comment on any planning applications received:

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 history of the application and the decision made at the Judicial Review on 1st December 2016 quashing the approval previously granted. The application therefore remains open.

Cllr. Lead introduced Marion Mako, a resident of Rooksmoor who outlined a document written on the heritage aspects of Rooksmoor Mills based on archive material. The document concentrates on three main issues of the value of privacy for residents at Rooksmoor, the importance of the Mill Race, being the only mill in the Nailsworth Valley where tunnels run under the buildings, and the historical importance of the mills in their surroundings. This will be submitted to Stroud District Council (SDC).

Mr. Longmuir arrived 7.10pm.

Mr. Longmuir outlined the recent revisions to the application which had been submitted earlier in the day. The top floor of Block B has been simplified and the height reduced and the windows of Block B are more regular. Mr. Longmuir stated the height of Block B was now 2.5 metres lower than the previous scheme. A consultation will now run and all consultees have been notified. Mr. Longmuir would be grateful for comments in the next 14 days, but comments would be accepted up until the Development Control Committee meeting (DCC).

The Judicial Review dismissed the application based on the process Stroud District Council used to examine heritage aspects.

Mr. Longmuir then welcomed questions from the floor.

Approximately 30 objections had been made online. Mr. Longmuir stated it would be beneficial if those residents re-submit comments in light of recent revisions. If revised comments are not submitted, the Planning Officer will need to interpret any subsequent changes to the plans in the light of the comments previously received. Many of these, as pointed out by a local resident, are still pertinent to the latest revised application and should not be dismissed in the light of any later comments made on the revised plan.

The DCC will have the judgment of the Judicial Review as part of the Appendix to the committee papers. The Case Officer's report will also outline the reasons the previous decision was quashed.

The 14 days given for this consultation are more than required by regulation. The other consultees will be given a similar length of time and if critical consultees are unable to submit comments within those 14 days, they will still be duly considered.

The date of the DCC meeting was given by Mr. Longmuir as likely to be either the 25th April or 6th June.

Mr. Longmuir was asked what additional measures have been made to take into account heritage aspects. The DCC Committee Report will highlight the decision-making process committee members should go through.

Residents believe the new Local Plan published since the last decision was made on this application has many statements which preclude this development. Mr. Longmuir stated that it would be critical that committee members consider the Local Plan policies, but that it was up to the reader to interpret those policies.

Mr. Longmuir was thanked for his time and clarification on recent revisions to the application; he then left the meeting.

A sketch had been produced by a resident showing the current height of the buildings of Rooksmoor Mills adjacent to the A46 alongside the proposed building height. This was passed between those present and will be submitted to SDC.

A resident outlined specific statements in the Local Plan which are very relevant to this application. These were taken from section HC1, statements (i), (iii), (v) and (vi) which relate amongst other factors to scale and density of development, incorporating built features and loss of habitat. Statements were also extracted from section ES10 (Environment and Surroundings); points (ii), (iii), (iv) and (v) were particularly relevant taking into consideration the site itself being part of an AONB, an IHCA and surrounded by listed buildings, with the Scheduled Ancient Monument in close proximity.

The importance of relating any objection to Planning Policy was stressed.

It was suggested the density and scale of the development might be compared with other parts of Woodchester as well as to other local developments on industrial sites, such as Redlers and Dunkirk Mill.

Concern was raised about the number of parking spaces being only marginally more than regulations specify (1.5 per dwelling). There are no alternative areas to park for those residents with two cars per property or for visitors.

One resident stated the wish that any development on the site become integrated with the community of Rooksmoor, but that this will be difficult as the number of dwellings is so many more than the existing hamlet.

Mr. and Mrs. Hill have commissioned a document relating to Heritage Assets which they expect to receive by the 19th April. They explained that criticism was made in the Judicial Review of the lack on emphasis on the balance between the benefits of development against the effects on heritage assets.

When considering this balance, there is to be no affordable housing as this has been deemed by the District Valuer not to be viable and the five year Housing Supply has already been met by SDC. The clerk will contact Mr. Longmuir to confirm whether s.106 or CIL will apply to the development for funding towards improving infrastructure in the village.

Councillors resolved that Cllr. Lead draft a response to Stroud District Council linked wherever possibly to Planning Policy. This will then be circulated amongst residents for their comment.

The meeting closed at 8.10pm.

Signed

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