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Minutes of the Planning Committee Meeting held in Woodchester Endowed School 26<sup>th</sup> September 2022 at 6pm.

**Present:** Cllrs Lead, Baynham-Honri, Hamilton and McNealey

**In attendance:** the clerk and five members of the public

**2022/13 To receive apologies for absence.**

There were no apologies for absence.

**2022/14 To receive declarations of interest in items on the agenda.**

There were no declarations of interest

**2022/15 To approve the minutes of the meeting of 23<sup>rd</sup> May, 2022.**

These were confirmed as a true record and signed by Cllr Lead.

**2022/16 To comment on any planning applications received:**

**S.22/1900/FUL** | Erection of summer house, change of use to business and raised decking (retrospective). | Applegarth Park Lane Woodchester Stroud Gloucestershire GL5 5HW

The following was agreed for submission to Stroud District Council, with a request that the application be considered by SDC planning committee.

Woodchester Parish Council wish this application to be refused.

- This application is retrospective following enforcement procedures and a withdrawn application for the same development, S/22/1429 submitted by the applicants agent.
- The applicant would now seem to be making the application herself for *Erection of Summer house change of use and raised decking (retrospective)*
- Whilst the application wording is for business use, the description within the planning application form and planning statement is for the summer house and decking to be used as ancillary to the house. *The summerhouse is to be used ancillary to the main dwelling, as a yoga and mindfulness space for personal and client use. It is advertised on Air Bnb for overnight accommodation for my wellbeing clients to come and stay as an integral part of my business that I operate partly from my home and other retreats around the world.* Very clearly the whole property is being used for business use. Indeed, the Location Plan submitted shows the boundary of Applegarth edged red indicating that it is included within the change of use application.
- The description of the decking is *This decking is to be used ancillary to the main house and serves the same purpose as outlined above for the summer house.* Not entirely factual as this decking supports a yurt 'Lotus Belle' that is used for overnight accommodation.
- The tone of the application plays very much on her 'health and well being business' that is stated as being worldwide. Very clearly the application is not for the 'enjoyment of the dwelling house' as a residential property.

- The description of the property, by the applicant's own description, is of a Health and Wellbeing Spa. We therefore suggest that an approval to this application would move the property from Class C3 to a use within Class E. This would open up Applegarth to be able to be used for a variety of commercial uses.
- Further evidence of this are the four hot tubs sited within the grounds. Should not these require planning consent?
- Car parking is said to be on private land elsewhere. This is not identified or included within the application and therefore it is not possible to comment on its suitability.
- Park Lane, as stated by the applicant is a *leafy residential area*. Applegarth lies within an AONB and is totally unsuited to commercial development, or for any form of leisure or business use.
- There are inaccuracies in the application form under
  - Description – there is no mention of a change of use to business.
  - Vehicle parking – answered no, but there is restricted vehicle parking on site.
  - Biodiversity – it is within the AONB and close to Woodchester Park with SSSI status. This has not been declared
  - Creation of non-residential floor space – answered no, should be yes.
  - At best this is a very confusing application giving insufficient detail and often inaccurate detail.
  - It is concerning that this application with so many inaccuracies was validated

It is considered that this very belated retrospective planning application sets out to gain consent for a business use, providing overnight accommodation on the pretext that it is for space that is 'ancillary to the enjoyment of the house'.

It is clear that from past and present use and promotion of this property and business, the applicant should be applying, not only for consent for the 'summer house' and 'raised decking', but also for the siting of a yurt for overnight accommodation, four hot tubs and for the use of Applegarth, the summer house and the decking as a Health and Wellbeing Spa.

There are several neighbours who are affected by the commercial use of Applegarth, some of whom have submitted their reasons for objecting to this application. The Parish Council supports their concerns, more specifically light pollution, noise, traffic and parking and issues arising from drainage.

To permit this development would enable Applegarth to fall into Use Class E which would permit a general business use. This is unacceptable. It would also set a precedent for other properties in the area to apply for similar use.

Despite visits from the Enforcement Officer the illegal development and its use have been established and fully used for over one year without effective enforcement. All commercial use of any part of the property should have been ceased by enforcement when it was brought to the attention of Stroud District Council.

We request that until a consent for any use beyond that described in Use Class C3 is granted any other uses are effectively stopped.

We ask for this application to be refused and for effective enforcement to stop the continued commercial use of this property and for it to revert solely to residential use as defined within Use Class C3.

**S.22/1953/HHOLD** | Erection of timber outbuilding (summerhouse) to front | Long Reach Tower House Drive Woodchester Stroud Gloucestershire GL5 5NZ

The following was agreed for submission to Stroud District Council

*Woodchester Parish Council can see no problems with this application but would like to ensure that it remains a garden building ancillary to the house and not for overnight accommodation*

Meeting closed at 6.45 pm

Signed .....

Date .....

Initials.....