

Minutes of a Plans Assessment Committee meeting held on Thursday 2nd October 2025 at 9.35am at the Parish Centre, Gerald's Way

In the Chair: Cllr. Pearson,

Present:, Cllrs., Humberstone and Taylor

In Attendance: Deputy Clerk

Following the recent sad news of the death of Cllr Lee, a one minute silence was held before the meeting started. Cllr Pearson stated that he will be sorely missed.

PAC 01/02.10.25 - APOLOGIES – Apologies were accepted from Cllrs. Beioley, Morris-Wyatt and Trinder

PAC 02/02.10.25 - PUBLIC PARTICIPATION – None

PAC 03/02.10.25 - DECLARATIONS OF INTEREST – None

PAC 04/02.10.25 - MINUTES OF THE LAST MEETING – Cllr Humberstone proposed “**we approve the minutes of the 28th August 2025.**” This was seconded by Cllr. Taylor and all in favour.

PAC 05/02.10.25 - MATTERS ARISING – None.

PAC 06/02.10.25 - CORRESPONDENCE – A closure report from Enforcement regarding Tankards Spring has been received. Concerns regarding the retaining wall which may be defined as permitted development does not encroach into the river, has been repaired and backfilled and follows the line of the riverbank. Concerns regarding water course and potential flooding should be reported to the Environment Agency.
Action: Deputy Clerk.

PAC 07/02.10.25 - ANY RESULTS FROM SDC ON PREVIOUS APPLICATIONS

Consent: S.25/0403/LBC – Duke of York – we supported; **S.25/1406/LBC – Little France Corner** – we supported; **S.25/1468/TCA – Mill House** – we supported; **S.25/1549/TCA – Penny Leaze** – we supported the felling of the Alder and the Ash trees but suggest that the Cedar is pruned rather than felled;

Permitted: S.25/1107/HHOLD – The Heathers – we supported; **S.25/1202/HHOLD – 15 Bluebell Chase** – we objected to this plan as it does not meet the criteria for Delivery Policy HC8 Paragraph 1 and 2 – Extensions to dwellings and also changing the streetscape to include an additional front door; **S.25/1385/HHOLD – Hyde View** – we supported the application in principle but ask that the Planning Officer consider neighbouring residents' concerns regarding scale/mass and subserviency to the existing property, the impact on the streetscape and possible overlooking from the new roof lights given the angle of the hillside;

Refused: S.25/1368/HHOLD – Briar Bank – we supported this planning application subject to the studio not being used for a separate residence or short term let. **SDC's Decision - The proposed two-storey front and side extension and replacement outbuilding by reason of their design, form, detailing, and scale would be dominating and disproportionate to the host dwelling which would harm its character and appearance and lead to an overdevelopment of the plot. The proposal would fail to preserve or enhance the character and appearance of the Chalford Hill Conservation Area. Overall, the harm would be less than substantial, but it would not be outweighed by any public benefits. As such, the proposal fails to accord with paragraph 215 of the National Planning Policy, Policy ES10, ES12, HC8 and CP14 (5) of the Stroud District Local Plan (2015).**

Awaiting results: – **S.25/1288/HHOLD – Woodland House**; **S.25/1259/HHOLD – The Tynings**; **S.25/1481/VAR – Polly House**; **S.25/1514/HHOLD – Dei Gratia**; **S.25/1550/TCA – Hunters Lodge.**

PAC 08/02.10.25 - NEW PLANS

S.25/1648/HHOLD Hillside, Lynch Road, France Lynch - Erection of a replacement shed. Cllr Pearson proposed “**we support this plan although note that replacement is larger than the existing shed**”. This was seconded by Cllr Taylor and unanimously agreed.

S. 25/1399/HHOLD Little Oaks, Coppice Hill - Erection of first floor extension. Cllr Pearson proposed “we object to this plan. It conflicts with SDC’s local plan HC 8.2, and Chalford Parish Council’s design statement sections 4.2.1 C2, C5, C6 and 4.2.2 C8. The substantial increase proposed to the height of the main roof is disproportionate and overwhelming. The five Velux sloping/combination roof lights are inappropriate visually both to the building and other houses around it. Details of the render proposed are not clear, but the drawings submitted suggest a palette largely unsympathetic to surrounding buildings and the streetscape.” This was seconded by Cllr L Taylor and unanimously agreed

S.25/1814/VAR St. Mary’s, St. Mary’s Way Brownhill - Variation of condition 2 (approved plans) and removal of condition 5 (samples) from S.24/2191/HHOLD - alteration to roof materials and solar panel arrangements. Cllr Pearson proposed “we support this plan” This was seconded by Cllr Humberstone and unanimously agreed.

S.25/1687/TCA Old Quarry Cottage, Burcombe Road - Goat Willow - Reduce by 5m in height, 4m in crown width. Cllr Humberstone proposed “we support this plan” This was seconded by Cllr Pearson and unanimously agreed.

S.25/1801/TCA Middlepath, Keble Road, France Lynch - Plum tree - Completely remove the trunk closest to the green house, right down to the union at approximately 1.0m. Cllr Humberstone proposed “we support this plan” This was seconded by Cllr Pearson and unanimously agreed.

PAC 09/02.10.25 - To review any other planning matters not covered by agenda items – None

PAC 10/02.10.25 - To note any items for information or referral only – None

The date of the next meeting is scheduled for Thursday 23rd October 2025 at 9.30am. There being no further business the chairman closed the meeting at 10.40am.