

Minutes of a Plans Assessment Committee meeting held on Thursday 23rd October 2025 at 9.35am at the Parish Centre, Gerald's Way

In the Chair: Cllr. Morris-Wyatt,

Present:, Cllrs., Beioley, Humberstone, Pearson and Taylor

In Attendance: Deputy Clerk

PAC 01/23.10.25 - APOLOGIES – Apologies were accepted from Cllr. Trinder

PAC 02/23.10.25 - PUBLIC PARTICIPATION – None

PAC 03/23.10.25 - DECLARATIONS OF INTEREST – Yes – Cllr Beioley on S.25/1833/TCA – Lynview.

PAC 04/23.10.25 - MINUTES OF THE LAST MEETING – Cllr Humberstone proposed “**we approve the minutes of the 2nd October 2025.**” This was seconded by Cllr. Pearson with two abstentions.

PAC 05/23.10.25 - MATTERS ARISING – None.

PAC 06/23.10.25 - CORRESPONDENCE – None

PAC 07/23.10.25 - ANY RESULTS FROM SDC ON PREVIOUS APPLICATIONS

Consent: S.25/1550/TCA – Hunter’s Lodge – we supported; S.25/1687/TCA – Old Quarry Cottage – we supported ; S.25/1801/TCA – Middlepath, Keble Road – we supported;

Permitted: S.25/1259/HHOLD – The Tynning, Highfield Way - object to this plan in particular the extent of the proposed cladding and the 2nd floor dormer based on Delivery Policy HC8 criterion 2 – Permission will be granted for the extension of residential properties and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met: the height, scale form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site’s wider setting and location; S.25/1850/T5DAY – Redcote, The Avenue, Bussage – did not come to PAC; S.25/1288/HHOLD – Woodland House – we supported; S.25/1514/HHOLD – Dei Gratia - we support this plan in principal but concerns regarding the size of the dormer, in particular, to reduce the height of the extension to below the ridge line by 200ml.

The Planning Committee noted that both Dei Gratia and The Tynning had taken into account the Committee’s comments and had addressed these prior to the permission being granted by SDC.

PAC 08/23.10.25 - NEW PLANS

S.25/1839/HHOLD Laburnam Cottage, Abnash - Erection of a porch - Cllr Beioley proposed “**we support this plan.**” This was seconded by Cllr Humberstone and unanimously agreed.

S.25/1822/FUL Mirdale, Middle Hill, Chalford - Demolition of single dwelling, erection of replacement single dwelling (self-build) - Cllr Pearson proposed “**we support this plan.**” This was seconded by Cllr Humberstone and unanimously agreed.

S.25/1819/FUL Stable, Middle Hill - Erection of a detached garage - Cllr Beioley proposed “**we support this plan.**” This was seconded by Cllr Humberstone and unanimously agreed.

S.25/1847/TCA Lynns Cottage, Burcombe Road, Chalford Hill - T1 Yew: Reduce the height by approx. 2m in height and reduce the lateral spread by up to approx. 2.5m in places - Cllr Humberstone proposed “**we support this plan.**” This was seconded by Cllr Pearson and unanimously agreed.

09.45am Cllr Beioley left the meeting.

S.25/1833/TCA Lynview, Sturmyes Road, France Lynch - T1 - Apple - 1.5m overall crown reduction, G1 - Apple x2 -reduce top water shoots down by 2.0m, T2 - Hazel - reduce crown height by 5.0m and lateral spread by 2.5m - Cllr Pearson proposed “we support this plan.” This was seconded by Cllr Taylor and unanimously agreed.

09.46am Cllr Beioley re-joined the meeting.

S.25/1833/TCA 5, Meadow Cottages, High Street, Chalford - 1 weeping willow tree – fell - Cllr Pearson proposed “we support this plan.” This was seconded by Cllr Humberstone and unanimously agreed.

S.25/1951/TPO Brantwood, Brantwood Road, Chalford Hill - 2 Copper Beech trees (TPO/0166) - Proposed 2-3 metre overall crown reduction - Cllr Humberstone proposed “we support this plan.” This was seconded by Cllr Pearson and unanimously agreed.

S.25/1957/HHOLD 8, Abbenesse, Chalford Hill - Erection of a single storey side and rear extension - Cllr Beioley proposed “we support this plan.” This was seconded by Cllr Humberstone and unanimously agreed.

S.25/1963/HHOLD Brandywell, Middle Hill - Repositioning of vehicular access with alterations to boundary wall - Cllr Humberstone proposed “we support this plan.” This was seconded by Cllr Pearson and unanimously agreed.

S.25/1930/PIP Land at Middle Hill, Eastcombe - Permission in Principle - Erection of up to five dwellings (Class C3), hard and soft landscaping, and associated works - Cllr Beioley proposed “Chalford Parish Council objects to this proposal which would be in breach of national, district, parish and National Landscape policies. There are no good reasons advanced to make this site an exemption to multiple policies: The site is outside of the settlement boundary. This development would lead to intrusion by expanding settlement fringes into the landscape and to the harmful coalescence of historic village boundaries. There is substantial public opposition. This is evidenced by the number of objections registered on the SDC website and by representations made directly to councillors and officers. The area is within the Cotswold National Landscape where the priority use is for conservation and enhancement. This development therefore would not be in the Public Interest. There is no social benefit to this development. Low numbers of new house constructions could already be accommodated on existing sites within the settlement boundaries. The site is in the area of the Bisley Plateau. The landscape sensitivity of the High Wold should be respected. The site is recorded on the National Forest Inventory as a broad-leaved site. A large number of the trees there are justifiably protected by Tree Preservation Orders and should be retained.” This was seconded by Cllr Pearson and unanimously agreed.

PAC 09/23.10.25 - To review any other planning matters not covered by agenda items – None

PAC 10/23.10.25 - To note any items for information or referral only – None

The date of the next meeting is scheduled for Thursday 13th November 2025 at 9.30am.

There being no further business the chairman closed the meeting at 10.15am.