

Minutes of a Plans Assessment Committee meeting held on Thursday 3rd February 2022 at 9.30am at the Parish Centre, Gerald's Way

In the Chair: Cllr Beioley

Present: Assistant Clerk, Cllrs Lee, Lilly, Pearson, L Taylor, Morris-Wyatt

Apologies: None.

Cllr Pearson left the meeting at 10.25am

PAC 01.03.02.22 DECLARATIONS OF INTEREST – S.22/0176/LBC Laurel Dene -Cllr Beioley declared an interest.

PAC 02.03.02.22 PUBLIC PARTICIPATION – S.22/0077/FUL Avenis Farm: Two members of public attended.

PAC 03.03.02.22 MINUTES OF LAST MEETING – Cllr Lilly proposed “**we approve the minutes of the 13th January 2022**” This was seconded by Cllr Morris-Wyatt. There were two abstentions.

PAC 04.03.02.22 MATTERS ARISING – None

PAC 05.03.02.22 REFERRALS – None

PAC 06.03.02.22 CORRESPONDENCE –

S.22/0077/AFP, Barn at Avenis Farm – Email from resident received which was circulated to the committee prior to our meeting.

S.21/2869/TCA Field House, Toadsmoor – Response to our tree letter received from the resident of Field House, advising us of their plans to replant, over 200 trees have already been replanted.

PAC 07.03.02.22 RESULTS –

S.21/2633/HHOLD Syamore - Revisions were submitted to SDC, the PC was not consulted, SDC subsequently approved.

S.21/2707/HHOLD Syringa - We supported in principle but raised concern about the extent of timber cladding being used. SDC granted permission.

S.21/2837/FUL Kings Head Pub - S.21/2837/FUL This application was withdrawn by the agent as officers advised that the Local Planning Authority had concerns regarding the scale and mass of the balcony and its impact on the character of the principal elevation of the site. This is in keeping with the PACs comments.

S.21/2773/VAR Land at Brynloe – Application withdrawn. A full planning application is required which has now been submitted, S.22/0127/FUL. This will be on the agenda for our meeting on the 24th February.

S.21/2242/FUL Land adjacent to The Ridge - Update from Case Officer: No information suggesting re-consultation at this stage, waiting for instruction to withdraw application, or Case Officer's recommendation is for refusal.

PAC 08.03.02.22 NEW PLANS

1255 S.21/2991/VAR - Field House, Toadsmoor, GL5 2UL - Variation of Condition 4 of S.05/2263/FUL to enable the use of extant approved garage as a dependant persons annexe. Cllr Lilly proposed “**we support plan 1255**” This was seconded by Cllr Morris-Wyatt and unanimously agreed.

1256 S.22/0001/TCA - Marle Hill House, Marle Hill - Elm (T1) - fell to ground level. Walnut (T2) - Reduction of 1.5m to secondary branches and remove any deadwood. Birch (T3) - fell to ground level. Spruce (T4) - fell to ground level. Cllr Morris-Wyatt proposed “**we support plan 1256**” This was seconded by Cllr Lee and unanimously agreed.

1257 S.22/0019/TCA Sister Marys Cottage, High Street - G1 Ash and Sycamore - Fell. T1 Beech Tree – Fell. Cllr Beioley proposed **“We can not see the justification for felling these trees. We suggest that they are properly pollarded to two-thirds and allowed to regenerate”** This was seconded by Cllr Lee and unanimously agreed.

1258 S.22/0077/AFPA - Barn at Avenis Farm, France Lynch - Extension to existing agricultural barn.

The committee have concerns about this plan and agreed that this is an intensification of the use on an extremely small site which is some distance away from the main acreage farmed. There is adequate and under-utilised space within existing buildings on the site which could be used. There are already traffic problems caused by very large vehicles manoeuvring on a narrow lane with visible damage to verges. Intensification will make this worse. There is also some evidence that the site is sometimes being used for storage of plant unconnected with the agricultural use. We have concerns about the treatment and storage of animal waste on the site and run off into water courses. The site is surrounded by residential properties and there are already complaints of noise, smell and light pollution made worse by out of hours working. Intensification will exacerbate this. We are concerned that developments appear to have taken place on this site without planning permission. Cllr Beioley proposed **“we object to this application on the grounds listed above”** This was seconded by Cllr Lilly and unanimously agreed.

1259 S.22/0027/HHOLD - Foxhills, Coppice Hill - Installation of external cladding. Cllr Lee proposed **“we neither support or object. We have some concerns that the darker timber cladding to the front of the property will be rather jarring in the context of the surrounding buildings”** This was seconded by Cllr Lilly and unanimously agreed.

1260 S.22/0087/HHOLD - 42 Lypiatt View, Bussage - Erection of shed (retrospective). Cllr Beioley proposed **“we submit no comment”** This was seconded by Cllr Morris-Wyatt and unanimously agreed

1261 S.22/0078/LBC St Michaels Garth, The Ridge, Bussage Installation of an Air Source Heat Pump. Cllr Lilly proposed **“we support plan 1261”** This was seconded by Cllr Morris-Wyatt and unanimously agreed.

1262 S.22/0105/HHOLD - 27 Lark Rise, Bussage - Conversion of garage – Cllr Lilly proposed **“we support plan 1262”** This was seconded by Cllr Beioley and unanimously agreed.

1263 S.22/0176/LBC - Laurel Dene, Lynch Road - Installation of rooflight. Cllr Lilly proposed **“we support plan 1263”** This was seconded by Cllr Lee. There was one abstention.

1264 S.22/0168/TCA Sunnybank, Rack Hill - T1 - Ash Tree - Signs of Ash die-back. Tree needs to be sectional felled. Cllr Lee proposed **“we support plan 1264”** This was seconded by Beioley and unanimously agreed.

1265 S.22/0164/TCA- Rockleigh, Rack Hill To fell trees T1 - T6 – Cllr Morris-Wyatt proposed **“we support plan 1265”** This was seconded by Cllr Lilly and unanimously agreed.

PAC 09.03.02.22 ANY OTHER BUSINESS

Cllr L Taylor raised concern about the PACs policy on design and materials given that we live in an AONB. At our last meeting we discussed an application with extensive use of timber cladding to which the committee supported. Cllr L Taylor feels that we are setting a precedent if we are to permit designs of this nature. The committee agreed that they have not changed their views on this, however SDC endorse the use of cladding and every application needs to be considered individually. The property Cllr L Taylor was referring to, is located in close proximity to similarly designed properties, so it will not be out of character and there was not a planning reason to object.

S.22/0027/HHOLD Foxhills – Query with SDC why planning permission has not been requested to convert the garage when S.22/0105/HHOLD 27 Lark Rise has submitted an application for a garage conversion.

Action: Contact Case Officer: Assistant Clerk.

The date of the next meeting will be held on Thursday 24th February at 9.30am. There being no further business the chairman closed the meeting at 10.59am.