

Minutes of a Plans Assessment Committee meeting held on Wednesday 16th March 2022 at 9.30am at the Parish Centre, Gerald's Way

In the Chair: Cllr Pearson

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

Apologies: Cllrs Beioley and Lee

PAC 01.16.03.22 DECLARATIONS OF INTEREST – None

PAC 02.16.03.22 PUBLIC PARTICIPATION – S.220363/HHOLD & S.22/0364/LBC Parkfield, one member of public attended.

PAC 03.16.03.22 MINUTES OF LAST MEETING – Cllr Lilly proposed “**we approve the minutes of the 24th February 2022**” This was seconded by Cllr Morris-Wyatt and unanimously agreed.

PAC 04.16.03.22 MATTERS ARISING –

SDC Enforcement are investigating work which is being carried out to a property in Bussage. Despite chasing SDC for a response as to whether this falls into permitted development we haven't received a response. It was agreed to write to the householder to raise our concern and to inform them of who to contact at SDC should they require further advice. **Action: Assistant Clerk**

SDC Enforcement advised us that planning permission is required for the structure which has been erected in the pub garden in France Lynch. A site visit took place, and the owner has been advised of this and informed of the procedure to follow to submit a planning application. The owner has indicated he will make alterations to the structure so that it will comply with Part 2 Class G (Moveable Structures) of the General Permitted Development Order (2015). Should these alterations be made, and the structure complies with the Order and its conditions, an application for planning permission would no longer be required.

The PACS Terms of Reference do not need to be amended to include the addition of a transparency policy as this is written in law, the Council act as a body and Councillors do not act individually.

PAC 05.16.03.22 REFERRALS – None

PAC 06.16.03.22 CORRESPONDENCE – S.22/0187/FUL Land at Avenis Farm – Three objections were received from members of the public. S.220363/HHOLD & S.22/0364/LBC Parkfield - An email from the applicant was received. All correspondence was circulated to the committee for their consideration prior to meeting.

PAC 07.16.03.22 RESULTS – Few results in since our last meeting. S.22/0087/HHOLD 42 Lypiatt View. SDC refused permission for this retrospective application for the erection of a large shed. It was noted that a similar sized shed has been erected at another property within Lypiatt View. We have contacted SDC to query if this also requires planning permission and this is being investigated. S.22/0262/HHOLD The Court House, a revised application has been submitted. The PC will be consulted shortly.

PAC 08.16.03.22 NEW PLANS

1273 S.22/0363/HHOLD Parkfield, Highfield Way France Lynch - Alterations and extensions. After a lengthy discussion, the PAC agree that they welcome the separation of the existing listed building and the new modern extension, and the sympathetic use of materials is appreciated. There is a question as to the scale of the extension relative to the existing listed building. We can refer this to the Conservation Officer to ascertain the extent to which this design meets the guidance for extending a listed building. For the reasons set out above Cllr Morris-Wyatt proposed “**we support this plan in principle and we refer to the Conservation Officer for further comment regarding the scale of the extension**” This was seconded by Cllr Lilly and unanimously agreed.

1274 S.22/0364/LBC Park Field, Highfield Way France Lynch - Alterations and extensions. After a lengthy discussion, the PAC agree that they welcome the separation of the existing listed building and the new modern extension, and the sympathetic use of materials is appreciated. There is a question as to the scale of the extension relative to the existing listed building. We can refer this to the Conservation Officer to ascertain the extent to which this design meets the guidance for extending a listed building. For the reasons set out above Cllr Morris-Wyatt proposed **“we support this plan in principle and we refer to the Conservation Officer for further comment regarding the scale of the extension”** This was seconded by Cllr Lilly and unanimously agreed.

1275 S.22/0187/FUL Land At Avenis Farm France Lynch - Erection of steel containers to form office and store and animal feed silos (retrospective). The committee feel that the containers are inappropriate in an AONB and they breach the NDPF, section 15 ‘Conserving and enhancing the natural environment’ 176 which sets out to conserve and enhance the landscape and scenic beauty of the AONB. The PAC refer to the objections raised by members of the public as to the impact of these buildings. Cllr Morris-Wyatt proposed **“we strongly object to this plan for the reasons outlined above”** This was seconded by Cllr Lilly and unanimously agreed.

1276 S.22/0018/TCA France Corner, Burcombe Chalford Hill - T1 Lime - Fell. T2 Acer - Remove branches. Cllr Lilly proposed **“we support plan 1275”** This was seconded by Cllr L Taylor and unanimously agreed.

1277 S.22/0325/HHOLD 8 Frithwood Close, Bussage - Erection of a garden gazebo with pitched roof (Retrospective). Cllr Lilly proposed **“we have no objection in principle to the structure but do have reservations about its height”** This was seconded by Cllr Pearson and unanimously agreed.

1278 S.22/0447/HHOLD Valley Cottage, High Street - Two storey extension rear extension and associated landscaping. Cllr Morris-Wyatt proposed **“we support this plan in principle, but common ownership of the parking area and property must be maintained and the car parking surface should be Cotswold stone chippings to stay in keeping with the listed building consent”** This was seconded by Cllr Lilly and unanimously agreed.

1279 S.22/0458/LBC Valley Cottage, High Street Two storey extension rear extension and associated landscaping. Cllr Morris-Wyatt proposed **“we support this plan in principle, but common ownership of the parking area and property must be maintained and the carpark surface should be Cotswold stone chippings to stay in keeping with the listed building consent”** This was seconded by Cllr Lilly and unanimously agreed.

1280 S.22/0317/TCA The Old Vicarage, Keble Road, France Lynch - T1 Willows - Pollard back to a final height of 4m. Cllr Pearson proposed **“we support plan 1280”** This was seconded by Cllr Lilly and unanimously agreed.

1281 S.22/0505/HHOLD St Therese, St Marys Way, Brownhill - Erection of garage block with workshop & studio. Cllr Pearson proposed **“we support plan 1281, however any accommodation must remain ancillary to the dwelling”** This was seconded by Cllr Lilly and unanimously agreed.

PAC 09.16.03.22 ANY OTHER BUSINESS - None

The date of the next meeting will be held on Thursday 7th April at 9.30am. There being no further business the chairman closed the meeting at 10.34am.