

Minutes of a Plans Assessment Committee meeting held on Thursday 9th June 2022 at 9.30am at the Parish Centre, Gerald's Way

In the Chair: Cllr Morris-Wyatt

Present: Cllrs Lee, Lilly, Pearson, L Taylor, Assistant Clerk

Apologies: Cllr Beioley

PAC 01.09.06.22 DECLARATIONS OF INTEREST - S.22/0918/FUL Thomas Keble School – Cllr Pearson declared an interest.

PAC 02.09.06.22 PUBLIC PARTICIPATION – Five members of public attended. Two in relation to S.22/0918/FUL Thomas Keble School. Two in relation to S.22/0958/OUT Land at Dei Gratia and one in relation to S.22/0558/FUL Land Adjacent to The Ridge.

PAC 03.09.06.22 MINUTES OF LAST MEETING – PAC 03.19.05.22 amendment to remove the word Chairman and replace with Chair. Cllr Morris-Wyatt proposed **“we approve the minutes of the 19th May 2022 to include the above amendment.”** This was seconded by Cllr Pearson, there were three abstentions.

PAC 04.09.06.22 MATTERS ARISING – CN2030 Policy to be reviewed at the next meeting which is due to be held on the 30th June 2022.

PAC 05.09.06.22 REFERRALS – None

PAC 06.09.06.22 CORRESPONDENCE –

Thomas Keble S.22/0918/FUL – A letter of objection was received.

Land at Dei Gratia S.22/0958/OUT – A letter of objection was received.

Cotswold View, France Lynch – A structure is being erected in the garden close to the boundary fence. Enforcement have been contacted as a planning application has not been submitted.

PAC 07.09.06.22 RESULTS

PROW MCH69 S.22/0948/TPO – The committee objected to this application as a tree report wasn't submitted as part of the application and the trees are covered by a Tree Preservation Order. SDC have subsequently granted permission. The Assistant Clerk contacted the Tree Officer for clarity on what information is required when considering TPO applications. He advised ***“If an application is submitted and the LPA don't have enough information, they can ask the applicant to provide further information or refuse the application on lack of information. If the LPA don't validate the application, the applicant can appeal the LPA decision. Each application is judged on its merits. However, it is important that the person submitting the application gives their reason for undertaking the work”***

St Gabriels – S.21/2797/HHOLD We supported this application, SDC refused. An appeal was submitted, this has been successful.

Allswell S.22/0678/VAR – We supported, SDC have refused, Highways recommended refusal.

PAC 08.09.06.22 NEW PLANS

1310 S.22/0918/FUL Thomas Keble School, Eastcombe Partial re-development of the existing school site including: **1) demolition of the main school building; and other structures including DT block and SEN block 2) the erection of a new three-storey teaching block; 3) alterations to the existing sports hall and entrance; 4) new landscaping features incorporating new tree planting and new dedicated play areas; 5) the reconfiguration of the bus/car park; 6) the provision of ancillary installations; and 7) the provision of sustainability measures.** After a lengthy discussion Cllr Lee proposed **“we support plan 1310 subject to conditions being imposed”** This was seconded by Cllr Lilly. There was one abstention. Full response attached. Action: Cllr Lilly to contact Cllr Turner and Highways.

1311 S.22/0958/OUT Land at Dei Gratia, Silver Street - Construction of one dwelling (revised). The scale and mass of the proposed house is out of character with the adjoining terrace (Dei Gratia, The Orchards, Dragonfly and Thyme Cottage). Any potential building should align with this terrace as in the case of the semi-detached houses approved in February 2013 (S.12/1061/FUL) where the approval and Case Officers Review refer to alignment and eaves and ridge heights; this development would have been further forward but for issues relating to the spring. However, in this location we would have concerns relating to the impact on the line of mature trees and their roots in the neighbouring property Allens Close. Cllr Lee proposed **” for the reasons listed, we object to plan 1311”** This was seconded by Cllr Lilly and unanimously agreed.

1312 S.22/1042/HHOLD Apple Tree Cottage, Lynch Road, France Lynch - Proposed roof terrace over existing garage. Cllr Lilly proposed **”we object to plan 1312. It is out of character and inappropriate in the conservation area”** This was seconded by Cllr Lee and unanimously agreed.

1313 S.22/1023/HHOLD 17 Chasewood Corner, Chalford - Erection of single storey side and rear extension. Cllr Lilly proposed **”we support plan 1313”** This was seconded by Cllr Lee and unanimously agreed.

1314 S.22/1096/HHOLD - Wesley View, Lynch Road - Erection of single storey rear extension. Cllr Lilly proposed **”we support plan 1314”** This was seconded by Cllr Lee and unanimously agreed.

1315 S.22/1166/TCA Andycove, High Street - Apple Tree – Cllr Lee proposed **”we are unable to comment on this application as insufficient information has been provided. No photographic evidence has been submitted despite the application form stating that it has.** This was seconded by Cllr Lilly and unanimously agreed.

1316 S.22/0558/FUL Land adjacent to the Ridge, Bussage - Erection of detached dwelling with associated works (revised plan) Cllr Lee proposed **”we support plan 1316”** This was seconded by Cllr L Taylor and unanimously agreed.

PAC 09.09.06.22 ANY OTHER BUSINESS – The Sycamores, Middle Hill Development. It came to light a several months ago that revised plans were submitted to SDC which did not include the rebuilding of the Cotswold Stone Wall to the front of the development. The original plans included the re-building of the wall and the PC supported this, we were not consulted on the revised plans, and had we been we would not have supported the wall being removed. The Assistant Clerk has been in communication with both the Site Manager of the development and SDC about this to see if the wall can be re-instated and was advised that the wall will be replaced with a hedge. Several Cllrs and the Clerk visited the site visit recently and the rebuilding of the wall was discussed. Following the site visit the Assistant Clerk contacted Enforcement at SDC, we are waiting for their response.

Cllr L Taylor raised the issue of increased fuel prices making it expensive to travel around the parish by car when viewing properties. Other members walk or cycle.

Holidays – The Assistant Clerk will send provisional meeting dates for the next three months to plan ahead for holidays to ensure that we are quorate. If necessary, we can change meeting dates. **Action: Asst Clerk**

The date of the next meeting will be Thursday 30th June at 9.30am. There being no further business the chairman closed the meeting at 11.20am.