

Minutes of a Plans Assessment Committee meeting held on Thursday 8th September 2022 at 9.30am at the Parish Centre, Gerald's Way

In the Chair: Cllr Morris-Wyatt

Present: Cllrs Beioley, Lee, Lilly, Assistant Clerk

Apologies: Cllrs L Taylor, Trinder.
Cllr Pearson was absent.

Cllr Trinder would like to join the PAC. Cllr Beioley proposed **"we welcome Cllr Trinder onto the PAC"** This was seconded by Cllr Lee and unanimously agreed.

PAC 01.08.09.22 DECLARATIONS OF INTEREST – None

PAC 02.08.09.22 PUBLIC PARTICIPATION – None

PAC 03.08.09.22 MINUTES OF LAST MEETING – Cllr Lilly proposed **"we approve the minutes of the 18th August 2022"** This was seconded by Cllr Morris-Wyatt. There was one abstention.

PAC 04.08.09.22 MATTERS ARISING – None

PAC 05.08.09.22 REFERRALS – None

PAC 06.08.09.22 CORRESPONDENCE – S.22/0918/FUL Thomas Keble. SDC invited the Parish Council to attend the Development Control Committee meeting on 6th September at the Council Chambers, Ebley Mill. Cllr Andrew Morris-Wyatt represented the PC which are in support of the development but with conditions. Prior to the DCC Cllrs Andrew-Morris Wyatt and Paul Lilly met with Cllr Jenny Exley to discuss and co-ordinate responses.

PAC 07.08.09.22 RESULTS – All in agreement with the PACs decisions.

PAC 08.08.09.22 NEW PLANS

1348 22/1864/TCA The Barn, Randalls Green, Chalford Hill - Mature Walnut, Mature Field Maple & Mature Mountain Ash trees – reduce by 20%. Cllr Lilly proposed **"we support plan 1348"** This was seconded by Cllr Beioley and unanimously agreed.

1349 S.22/1851/HHOLD Westover, The Avenue, Bussage - Replacement garage. Cllr Lilly proposed **"we support plan 1349"** This was seconded by Cllr Beioley and unanimously agreed.

1350 S.22/1722/HHOLD Cotswold View, Lynch Road, France Lynch - Erection of a single storey garden room with adjacent covered hot tub and decking area (part retrospective). Cllr Lee proposed **"we support plan 1350 subject to vegetative screening to obscure the garden room from Keble Road. The hedge needs to be retained and maintained"** This was seconded by Cllr Beioley and unanimously agreed.

1351 S.22/1888/HHOLD Bliss Cottage, France Lynch - Rear kitchen extension and rear entrance and rebuilding of retaining wall. Cllr Lilly proposed **"we support plan 1351"** This was seconded by Cllr Lee and unanimously agreed.

1352 S.22/1763/VAR Russett House, Coppice Hill, Chalford - Removal of Conditions 3 & 4 of Application Number: S.04/0853/FUL. The Committee feel it is imperative that the original conditions are imposed. It is unclear when the accommodation was changed from a study/music room/store to include bathroom and kitchen facilities creating separate living accommodation. The committee feel that if amendments are to be made, permission should have been sought by submitting the correct type of planning application. We believe that a full application should be submitted seeking retrospective permission. Cllr Lilly proposed **"we submit the above comments in relation to plan 1352"** This was seconded by Cllr Lee and unanimously agreed.

1353 S.22/1793/HHOLD Andycove High Street, Chalford - Erection of wood burner flue to side of dwelling. Cllr Beioley proposed “ **we support plan 1353, but would like confirmation that this complies with the January 2022 'Ecodesign' efficiency standards**” This was seconded by Cllr Lilly and unanimously agreed.

PAC 10.08.09.22 – CN2030 ACTION PLAN The committee reviewed the sections of the existing plan relevant to the PAC. Their recommendations are as follows and will be referred back to full council at their next meeting on the 6th October. A copy of the existing plan is attached.

Action 1: Neighbourhood Plan: The Neighbourhood Development Plan has been considered. It is not appropriate for our Parish. The settlement boundary is full.

Action 3: New Home Energy Performance: The Committee agreed to change the heading to “Home Energy Performance” and will give more consideration to this area when considering relevant plans. The PAC agreed that an addendum is needed to our existing Design Statement to reflect environmental concerns such as glazing, EV chargers, solar panels etc. **Action: Clerk to investigate the process/timescale for making amendments to the Design Statement.**

Action 7: Retrofit Barriers: Developments are completed in compliance with building regulations.

Action 15: Settlement Planning: Take out the word Parish. ‘**What longer term mobility action can the Council take?**’

PAC 09.08.09.22 – ANY OTHER BUSINESS

As Cllr Beioley has been away since he relinquished as Chair of PAC. Cllr Lilly extended a formal thank you to him for his hard work as Chair.

Further to **PAC06.08.22**, Cllr Morris-Wyatt provided the committee with an update on the DCC meeting in relation to Thomas Keble. District Cllr Chris Jockel attended the DCC meeting to primarily express concern regarding the lack of consultation, but supported the redevelopment of the school. Cllr Jenny Exley attended and represented Bisley PC in support with comments. The PC’s comments were taken into consideration and many of our points were addressed or will be addressed as things progress, such as EV charging points and bike parking spaces, also a travel plan and traffic management plan will be completed.

The DCC granted permission with conditions. I have attached the Case Officer’s full report. It was agreed that both Parish Council’s local knowledge is valuable and the Case Officer, Helen Cooper has agreed to consult both Chalford and Bisley PCs on any amendments/discharge of conditions.

The date of the next meeting is scheduled for Thursday 29th September at 9.30am. There being no further business the chairman closed the meeting at 10.12am.