

Minutes of a Plans Assessment Committee meeting held on Thursday 2nd February 2023 at 9.30am
at the Parish Centre, Gerald's Way

In the Chair: Cllr Morris-Wyatt

Present: Cllrs Beioley, Lee, Pearson, L Taylor, Trinder, Assistant Clerk

Apologies: None.

Cllr Lilly has resigned from the PAC. Cllr Pearson proposed a vote of thanks to Cllr Lilly. This was seconded by Cllr Beioley and unanimously agreed. **Action: Asst Clerk to pass thanks to Cllr Lilly.**

PAC 01.02.02.23 DECLARATIONS OF INTEREST – None

PAC 02.02.02.23 PUBLIC PARTICIPATION – One resident attended in relation to S.23/0152/HHOLD 30 Tylers Way.

PAC 03.02.02.23 MINUTES OF LAST MEETING – Cllr Beioley proposed “we approve the minutes of the 12th January 2023’ This was seconded by Cllr Trinder. There was one abstention.

PAC 04.02.02.23 MATTERS ARISING – none

PAC 05.02.02.23 REFERRALS – None

PAC 06 02.02.23 CORRESPONDENCE – Enforcement: Allswell, The Frith, Brownhill. Planning permission S.22/0678/VAR to create a new vehicular access was refused planning permission in May 2022. However, it is apparent that this entrance is being used despite permission not having been granted. The shared drive which forms the existing access has been blocked. This has been reported to enforcement at SDC. It was noted that the Enforcement Department are still experiencing a staffing shortage and there is a delay to the service.

Old neighbourhood Inn Auction – Savills will be auctioning this property on 7th February. The PC were concerned that prospective bidders had not been given all the facts, meaning that they could not make an informed decision. The sales particulars did not include information about the asbestos under the car-park or detail the PC's Asset of Community Value application which was submitted to SDC in November. We have been corresponding with George at Savills who spoke to his client, they agreed to add this detail to the sales particulars.

30 Tylers Way – A resident expressed concern regarding this application although this was not a formal objection.

PAC 07.02.02.23 RESULTS – All results are in agreement with the PAC's decisions.

S.22/1476/TCA St Michaels Vicarage, an application for tree work, to which the PAC had objected in July 2022. This work was carried out as a decision wasn't reached within 6 weeks. SDC subsequently granted permission.

PAC 08.02.02.23 TO CONSIDER DRAFT PLANNING PROTOCOL Cllr Trinder kindly circulated a first draft of the planning protocol as agreed at our meeting in December. Cllr Pearson made some amendments to this and Cllr Beioley made some additional suggestions. A discussion took place, and the PAC agreed that the protocol should be clear and concise. Reference should be made to the Code of Conduct to which all Cllrs adhere. Cllr Trinder suggested that we should review our terms of reference to remove the word 'advice'. This can be reviewed at our next meeting. **Action: Asst Clerk.** Cllr Trinder agreed to prepare a second draft of the protocol. **Action: Cllr Trinder.** Cllr Morris-Wyatt highlighted the importance of the protocol as he had been approached on two separate occasions regarding resident's proposed planning applications. It must be clear that Cllrs don't and can't express their opinion but guide residents through the planning process.

PAC 09.02.02.23 NEW PLANS

1396 S.22/2773/TCA Valley Cottage High Street Chalford Stroud Gloucestershire GL6 8DU T1

Beech - Crown raise to 7m from base of tree. Crown reduce by 2m in height and 3m in lateral spread. T2 Willow - Re-Pollard to previous pollard points. T3 Magnolia - Reduce and shape by 1m lateral spread and 0.5m in height. It was necessary to submit our decision prior to meeting in order to meet the deadline. It was therefore agreed via email that we didn't have any objection to this application.

1397 S.23/0022/HHOLD - Tricorn Dr Middletons Road Chalford Hill - Construction of two storey and single storey extension (with integral garage). After a lengthy discussion Cllr Pearson proposed **"In principal we are supportive of this application. However we object to the zinc roof and use of timber cladding which we believe are inappropriate in such a prominent location.** This was seconded by Cllr Beioley and unanimously agreed.

1398 S.23/0030/HHOLD - Packway Cottage The Frith Brownshill - Single storey rear & two storey side extensions with internal & external disability adaptations. Demolish & relocate garage. Cllr Trinder proposed **"we support plan 1398"** This was seconded by Cllr Morris-Wyatt and unanimously agreed.

1399 S.23/0031/TCA - Jacobs Cottage Commercial Road Chalford Hill- T1 & T2 Birch - Reduce heights by 3m to finished height of 6m max, thin canopies by 20% to increase light to house & garden. T3 Walnut - Fell. Tree is blocking view and requires constant pruning to restrict its growth. Tree to be replaced with more appropriately sized tree. Cllr Beioley proposed **"we support plan 1399"** This was seconded by Cllr Pearson and unanimously agreed.

1400 S.23/0098/TPO - Land To The Rear Of 10 Chasewood Corner Chalford T1 Yew Tree - Reduce north side of crown by 2-3m and shape. T2 Hazel - Coppice. T3 Field Maple - Reduce by 2-3m north side of canopy and shape. T4 Hazel - Coppice. T5 Field Maple - Reduce by 2-3m north side of crown. Cllr Trinder proposed **"we support plan 1400"** This was seconded by Cllr Lee and unanimously agreed.

1401 S.23/0152/HHOLD - 30 Tylers Way, Chalford Hill - Proposed front, side and rear dormers. Replacement rear extension. Recladding and new windows and doors. Proposed parking alterations. After a lengthy discussion the committee were in agreement that this proposal appears to be an over-development in mass and scale and incongruous with surrounding properties; the side dormer is especially so since it materially alters the roofline and the profile visible from the front aspect. It is difficult to make an informed decision regarding the proposed parking area as insufficient information has been provided, there are no dimensions, no detail as to the finish and no reference to the retaining wall that will be required. We are concerned that the proposed alterations to the parking area will significantly change the character of the cul-de-sac, especially given this property's prominent position. We are surprised at the reduction in accessibility with the only proposed access to the property being via steps. Cllr Pearson proposed **"we object to plan 1401"** This was seconded by Cllr Bioley and unanimously agreed.

1402 S.23/0134/TCA Lilac Cottage, Sturmyes Road, France Lynch - A. Liquid Amber - Reduce crown by approx 1m. B. Ornamental Cherry - Remove. *not discussed as this is a Cllr's application*

1403 S.23/0132/TCA The Hawthorns, The Ridge, Bussage - T1 Maple - Fell. Tree - 2 Sycamore - reduction of 20m. Cllr Trinder proposed **"we support plan 1403"** This was seconded by Cllr Lee and unanimously agreed.

PAC 10.02.02.23 – ANY OTHER BUSINESS

Cllrs Lee, Trinder, Morris-Wyatt and the Asst Clerk met with Simon Maher, Senior Neighbourhood Planning Officer at SDC to discuss the possibility of producing a Neighbourhood Development Plan for Chalford. Cllr Morris-Wyatt provided the committee with an update. In brief;

- A housing needs survey is not required.
- Our Design Statement forms a good base for the production of a NDP.
- A NDP carries more weight than a Design Statement in the hierarchy of documents referred to by SDC.
- The PC would receive 25% instead of 15% in CIL payments.
- The advice is to wait until Stroud's Local Plan has been examined/adopted (which should be later this year) to ensure it is consistent with SDC's policies.
- There were no negatives other than time and cost, and a grant could cover approximately half of the anticipated cost.

It was agreed to contact local Clerks who have recently produced a NDP to ask them to share their experience of the process. **Action: Asst Clerk.** It was agreed that a consultant would be required. Cllr Trinder will research this. **Action: Cllr Trinder.**

The date of the next meeting is scheduled for Thursday 23rd February at 9.30am. There being no further business the chairman closed the meeting at 11am.