

Minutes of a Plans Assessment Committee meeting held on Thursday 30th January 2025 at 9.00am at the Parish Centre, Gerald's Way

In the Chair: Cllr Morris-Wyatt

Present: Cllrs Beioley, Lee, Pearson, Taylor and Trinder

In Attendance: Deputy Clerk

PAC 01/30.01.25 - APOLOGIES – There were no apologies

PAC 02/30.01.25 - PUBLIC PARTICIPATION – Two members of the public were present relating to plans S.24/2310/FUL and S.25/0018/FUL.

PAC 03/30.01.25 - DECLARATIONS OF INTEREST – There were two declarations of Interest - Cllrs. Morris-Wyatt and Taylor on plan S.25/0086/TCA and Cllr Taylor on plan S.25/0087/TCA. Cllr Morris-Wyatt all informed the Committee that he had been approached by the applicant of plan S.24/2298/HHOLD but no comment was made.

PAC 04/30.01.25 - MINUTES OF THE LAST MEETING – Cllr Trinder proposed “**we approve the minutes of the 19th December 2024**” This was seconded by Cllr. Beioley and all in favour.

PAC 05/30.01.25 - MATTERS ARISING – None

PAC 06/30.01.25 - CORRESPONDENCE – None

PAC 07/30.01.25 - ANY RESULTS FROM SDC ON PREVIOUS APPLICATIONS – Permitted: Solar panels S.24/1673/FUL, Single storey side extension S.24/1879/HHOLD and S.24/2080/HHOLD, S.24/1302/VAR - Variation of condition 1 (approved plans) from S21/0146/REM – alterations to fenestration and retention of existing garage.

Consent: TCA's- S.24/2247/TCAS.24/2171/TCA and S.24/2245/TCA TPO - S.24/2127/TPO

Withdrawn: S.24/2011/HHOLD- Erection of two storey rear extension, single storey link to garage and fenestrations for loft conversion and S.24/2151/HHOLD – erection of a first floor extension

Refused: S.24/0339/HHOLD – Loft conversion

PAC 08/30.01.25 - NEW PLANS

S.24/2142/HHOLD The Homestead, High Street - Erection of embedded solar panels on outbuilding. Cllr Trinder proposes “**support plan 1684**”. This was seconded by Cllr Beioley and all in favour.

S.24/2298/HHOLD Broadview Cottage, Coppice Hill - Demolition of existing garage and installation of driveway. Cllr Beioley proposed “**supports plan 1685.**” This was seconded by Cllr Trinder and all in favour.

S.24/2310/FUL Chalford Hill Methodist Church – Change of use and conversion of former methodist church (f1 use class) to a single dwelling (c3 use class) (partly retrospective). Cllr Trinder proposed “**supports plan 1686 subject to a unilateral undertaking regarding the graveyard being reasonably available to residents and not able to be removed at a later date and PPC aluminium windows as per planning application and not PVCu as in drawings.**” This was seconded by Cllr Pearson and all in favour.

S.24/2331/TCA Rockstone, Brownhill – Hazel tree removal. Cllr Trinder proposed “**no comment on plan 1687 due to lack of information – to let SDC decide**”. Seconded by Cllr Lee and all in favour

S.25/0018/FUL Barn adjacent to Abnash House, Abnash, Chalford Hill – Conversion of a

building (sui-generis equestrian use) to form a self-build dwelling and erection of a garage, removal of menage & associated works. Cllr Trinder proposed **'supports plan 1689 subject to a condition that the property cannot be used as a holiday let and subject to a further condition of a planting and ongoing maintenance plan for permanent environmentally sensitive wildflower, orchard, trees and pasture for the site'**

This was seconded by Cllr Lee . There were 4 in favour and 2 objections.

S.25/0013/HHOLD 21, Padin Close, Chalford - Erection of single storey rear extension. Cllr Lee proposed **“supports plan 1690.”** This was seconded by Cllr Pearson and all in favour.

S.25/0025/HHOLD 7, The Hawthorns, Bussage - Rear extension to replace conservatory. Cllr Trinder proposed **“supports plan 1691.”** This was seconded by Cllr Taylor and all in favour.

S.25/0033/TCA Tankards Spring House, High Street - T1 - Yew - Reduce certain parts of the Yew by approx. 2m in length. Cllr Lee proposed **“supports plan 1692.”** This was seconded by Cllr Taylor and all in favour.

S.25/0037/TCA St. Gabriels, The Avenue, Bussage – T1 Ash – Fell. Cllr Morris-Wyatt proposed **“no comment on plan 1694 due to insufficient evidence. To leave decision to SDC.”** This was seconded by Cllr Trinder and all in favour.

S.25/0038/TCA Chestnut House, The Avenue, Bussage - T1 - Sycamore, cut back overhanging branches that hang over the roof. Cllr Beioley proposed **“supports plan 1695.”** This was seconded by Cllr Lee and all in favour.

Cllrs Morris-Wyatt and Taylor left the meeting and Cllr Pearson became Chairman.

S.25/0086/TCA Eastcott, Marle Hill – Sycamore tree - reduce the overall size by approximately 4m. 9 x Yew trees - reduce the height by a maximum of 3m. Trim branches which overhang the road & remove dead branches. Cllr Trinder proposed **“supports plan 1696.”** This was seconded by Cllr Beioley and all in favour.

Cllr Morris-Wyatt returned to the meeting as Chairman.

S.25/0087/TCA Hill Side, Brownhill – T1 Walnut - reduce by 30% (0.5m on right hand side of driveway). T2 Holly - reduce by 1m. T3 Apple - Prune tree into shape approx 0.5m reduction. T4 Hazel - remove crossing branches. Cllr Trinder proposed **“supports plan 1697.”** This was seconded by Cllr Beioley and all in favour.

Cllr Taylor returned to the meeting.

PAC 10/30.01.25 - To review any other planning matters not covered by agenda items – Councillors discussed the news that the Old Neighbourhood pub has been sold and the appeal has been withdrawn.

PAC 10/30.01.25 – To note any items for information or referral only – None

The date of the next meeting is scheduled for Thursday 20th February 2025 at 9.30am. There being no further business the chairman closed the meeting at 10.15am.