

Minutes of a Plans Assessment Committee meeting held on Thursday 24th April 2025 at 9.30am at the Parish Centre, Gerald's Way

In the Chair: Cllr Morris-Wyatt

Present: Cllrs Lee and Taylor

In Attendance: Deputy Clerk

PAC 01/24.04.25 - APOLOGIES – There were apologies from Cllr Beioley, Pearson and Trinder

PAC 02/24.04.25 - PUBLIC PARTICIPATION – None.

PAC 03/24.04.25 - DECLARATIONS OF INTEREST – None

PAC 04/24.04.25 - MINUTES OF THE LAST MEETING – Cllr Lee proposed “we approve the minutes of the 3rd April 2025” This was seconded by Cllr. Lee and all in favour.

PAC 05/24.04.25 - MATTERS ARISING – None

PAC 06/24.04.25 - CORRESPONDENCE – None

PAC 07/24.04.25 - ANY RESULTS FROM SDC ON PREVIOUS APPLICATIONS –

Consent: S.25/0153/TCA Acacia Cottage, S.25/0462/TCA Beechcroft, S.25/0462/TCA Hermit Cottage, S.25/0486/TCA Hill House, S.25/0531/TCA Chalford Gate, S25/0455/TCA St Margarets (No comment due to insufficient evidence) and S.25/0559/TCA Jacob's Cottage

Permitted: S.24/0129/HHOLD 25, Burcombe Way (Objects to planning application of construction of detached annex. Supports the plan for the erection of front and rear extensions to existing bungalow but notes that there is a plan to drop the kerb, therefore, would like to ensure that the Cotswold stone wall will not be reduced or removed under C11 of the Design Statement. If the District Council approves the planning of the detached annex, the Parish Council would like a restriction that this is an ancillary building and may not be used as an independent residence or let including as a holiday let.)

Permitted: S.25/0183/HHOLD Steepways (has no objections to extension in principle but the design, especially the roof, is visually incongruous and detracts from the character and appearance of the conservation area.)

Withdrawn: S.25/0253/FUL Mirdale (In principle we support the redevelopment of the site and the scale of the proposed main dwelling. However, the proposed fenestration is excessive and overbearing and not reflective of the character of the village, which is important given the prominent location of the site. We also consider that the proposed garage has an oppressive impact due to its scale and close proximity to the adjacent cottages. We also endorse the Highways comment that, if the scheme is approved, the home office/gym annexe should remain ancillary to the main dwelling and should not be occupied as a separate, independent unit of residential accommodation. Nor should it be sold, let, or otherwise disposed of separately from the main dwelling)

Still waiting for: S.25/0386/HHOLD – Xanadu (Although the Parish Council supports the plan, the Parish Council does not normally support the use of timber cladding in a conservation area. In this instance, the council supports the plans for the following reasons, it unifies the building with a natural slate roof and a natural stone wall) and S.25/0438/HHOLD 1a, Belle Vue Terrace (Supports the plan, subject to the arboricultural impact assessment recommended by the Tree Officer)

PAC 08/24.04.25 - NEW PLANS

S.25/0387/VAR **Rose Haven, Dark Lane, Chalford - Variation of condition 2 (Approved plans) from S.14/0957/HHOLD (first floor extension to create a two storey dwelling). The revised plans are to regularise the extensions as constructed and to extend/alter the first floor of the east elevation extension. Cllr Lee proposed “we support plan 1719” This was seconded by Cllr Taylor and unanimously agreed.**

- S.25/0475/HHOLD** 8, Aston View, Chalford Hill - Erection of outbuilding/garage (part retrospective) Cllr Lee proposed “we support plan 1720” This was seconded by Cllr Taylor and unanimously agreed.
- S.25/00609/VAR** Polly House, Brownshill Road, Brownshill - Removal of condition (c) personal tie on Day Nursery from planning permission S. 620/A. Cllr Taylor proposed “we support plan 1721” This was seconded by Cllr Lee and unanimously agreed.
- S.25/0610/TCA** 1a, Belle Vue Terrace, Chalford Hill - (1) Group of 3 Ash trees by the BT pole - Reduce down to near previous (just above the pole behind). Lightly round off to leave the top rounded and not flat (approximately 5.0m). (2) Norway Maple up from item (1) - Lightly reduce all over by up to 2.0m to contain and tidy. (3) Plum tree in the middle of the lawn - Lightly reduce by 1.5m to contain and tidy. Cllr Taylor proposed “we support plan 1722” This was seconded by Cllr Lee and unanimously agreed.
- S.25/0669/HHOLD** Old Glebe House, Bussage Hill, Bussage - Alterations to outbuilding, patio and stone boundary wall. (Retrospective) Cllr Lee proposed “we support plan 1724 subject to using opaque glazing as per public comment - On the original plans for the barn, on the ground floor of the east elevation it states "retain door with high level window above". This door and window were removed and a large window installed with clear glass. I would hope that if you allow the window to remain you will insist that the glazing is opaque "to maintain privacy to neighbour's garden" (see next note). On the ground floor of the north elevation the plans state "opaque glazed existing opening". This opening was actually glazed with clear glass and I request that this be changed for opaque as specified.” This was seconded by Cllr Taylor and unanimously agreed.
- S.25/0671/LBC** Cuckooland Cottage, Dark Lane, Chalford – Replacement of existing windows Cllr Morris-Wyatt proposed “we support plan 1724 subject to slimline Heritage glazing without leading as per the case officers report from the original application (Representations, Page 3) recommends that the leaded detailing is not provided here as it is not a vernacular detail of the cottage”. This was seconded by Cllr Lee and unanimously agreed.
- S.25/0686/VAR** Beech House, Middle Hill - Variation of condition 2 (approved plans) from S.24/1027/HHOLD - alterations to first floor of rear extension. Cllr Lee proposed “we support plan 1725” This was seconded by Cllr Taylor and unanimously agreed.
- S.25/0712/LBC** Old Glebe House, Bussage Hill, Bussage - Alterations to outbuilding, patio, stone boundary wall and internal alterations. (Retrospective). Cllr Lee proposed “we support plan 1726 subject to using opaque glazing as per public comment - On the original plans for the barn, on the ground floor of the east elevation it states "retain door with high level window above". This door and window were removed and a large window installed with clear glass. I would hope that if you allow the window to remain you will insist that the glazing is opaque "to maintain privacy to neighbour's garden" (see next note). On the ground floor of the north elevation the plans state "opaque glazed existing opening". This opening was actually glazed with clear glass and I request that this be changed for opaque as specified.” This was seconded by Cllr Taylor and unanimously agreed.

PAC 10/24.04.25 - To review any other planning matters not covered by agenda items – The Deputy Clerk informed the Committee that she had received two Enforcement Closure Reports, Chalford Hill Methodist Church and The Court House. The Planning Committee was happy with the Methodist Church closure as this has been superseded with support from the Committee. The Deputy Clerk informed the Committee that after receiving the closure notice of The Court House (the Studio in the back garden) that she had responded back to Enforcement regarding complaints of noise over the weekend and that this is still being advertised on numerous holiday websites. She has received notification that the owner has been told to remove from three sites. The Planning Committee would like the Deputy Clerk to inform Environmental Health and to take to Full Council at their June meeting. **Action: Deputy Clerk**

PAC 10/24.04.25 – To note any items for information or referral only – The Planning Committee discussed an area of land that is deemed an area of scientific interest, is on the Gloucestershire Nature

Map as an Core Open Habitat and also in our Design Statement. For Deputy Clerk to enquire as to how enforceable this is. **Action: Deputy Clerk**

The date of the next meeting is scheduled for Thursday 15th May 2025 at 9.30am. There being no further business the chairman closed the meeting at 10.20am.

DRAFT