

Minutes of a Plans Assessment Committee meeting held on Thursday 17th July 2025 at 9.30am at the Parish Centre, Gerald's Way

In the Chair: Cllr. Morris-Wyatt

Present: Cllrs. Humberstone, Pearson, Taylor and Trinder

In Attendance: Deputy Clerk

PAC 01/17.07.25 - APOLOGIES – Cllrs Beioley and Lee,

PAC 02/17.07.25 - PUBLIC PARTICIPATION – None.

PAC 03/17.07.25 - DECLARATIONS OF INTEREST – None

PAC 04/17.07.25 - MINUTES OF THE LAST MEETING – Cllr Pearson proposed “**we approve the minutes of the 26th June 2025.**” This was seconded by Cllr. Humberstone with 1 abstention.

PAC 05/17.07.25 - MATTERS ARISING – None.

PAC 06/17.07.25 - CORRESPONDENCE – None

PAC 07/17.07.25 - ANY RESULTS FROM SDC ON PREVIOUS APPLICATIONS

Consent: S.25/0712/LBC – Old Glebe House – we supported; S.25/0997/TCA – Woodland House, Bussage – we supported; S.25/1044/TPO – Beechwood House, Skaiteshill - support but as a group of trees in a TPO we would recommend replanting or justification of other arrangements should be made; S.25/1048/TCA – Rose Cottage, The Ridge – we supported; S.25/1074/TPO – 2, The Chestnuts, Cowswell Lane – we supported; S.25/1098/TCA – Grey Gables, The Ridge, Bussage – we supported; S.25/1053/TPO – Brownhill House, Brownhill Road - support but as a group of trees in a TPO we would recommend replanting or justification of other arrangements should be made;

Permitted: S.25/0669/HHOLD – Old Glebe House – we supported;

Awaiting results: S.25/0403/LBC – Duke of York - Internal alterations and renovations; S.25/0798/FUL – Stable, Middle Hill, Chalford - Conversion of existing redundant stable block to form new dwelling (self-build); S.25/0830/HOLD – 18 Burcombe Way, Chalford Hill - Erection of single storey rear extension and garage conversion.

The plans below did not go to PAC due to:

Councillor applications: S.25/0919/CPE – Weaver's Cottage, Randalls Green – Certificate of Lawfulness for a home office and art studio - Permitted; S.25/0974/HHOLD – Middle Hill Farm – Single storey rear extension – permitted.

Permitted Development Rights: S.25/0943/CPL – 19 Bluebell Rise, Chalford – Erection of a single storey rear extension and internal alterations.

DISCON: S.25/0949 – 30 Tyler's Way, Chalford Hill; S.25/1072/ Xanadu, Commercial Road, Chalford Hill

PAC 08/17.07.25 - NEW PLANS

S.25/1034/TCA **Pumping Station 16m from Heber Ltd, Belvedere Mill, Chalford Industrial Estate – 4 ash trees – crown reduce by 5m where possible. The remaining lower branches are to be cut back to the fence line approx. 2m.** Cllr Pearson proposed “**in principle we support pruning of ash trees but photos and site map are not clear and we believe the photo/map included with the later email is not the same property as shown in the original application so will leave decision to Tree Officer.**” This was seconded by Cllr Trinder and unanimously agreed.

S.25/1179/TCA/TCA **5a & 21 Chalford Industrial Estate – Apple tree – crown reduction 10 - 20% (1m from longest branches).** Cllr Trinder proposed “**we support this plan**” This was seconded by Cllr Taylor and unanimously agreed.

- S.25/1241/TCA** **33, Belvedere Mews, Chalford – T1 Spruce tree – remove. T2 – conifer tree – remove. T3 – goat willow tree – re-pollard back to previous points. 2-3m reduction. T4 – alder tree – reduce height by 2-3m. T5 – alder tree – reduce the few low overextended branches overhanging the car park area by 3-4m. Cllr Taylor proposed “no comment but request that the Tree Officer considers the extent of work proposed by the applicant, as it seems excessive. Also we believe that T5 is not in the ownership of the applicant” This was seconded by Cllr Humberstone and unanimously agreed.**
- S.25/1071/HHOLD** **45, Frithwood Park, Brownhill, Chalford – erection of single storey side extension and alterations to existing storage building Cllr Trinder proposed “we support this plan” This was seconded by Cllr Pearson and unanimously agreed.**
- S.25/1155/HHOLD** **Bryn Cottage, Abnash, Chalford Hill – Erection of single storey rear extension. Cllr Taylor proposed “we object to this plan as it does not meet criteria 1 or 3 of Local Plan Delivery Policy HC8 – Extensions to Dwellings. The proposals would result in a cramped form of development and prevent access to the garage, thus leaving insufficient space for parking. This was seconded by Cllr Humberstone and unanimously agreed.**
- S.25/1185/HHOLD** **12 Munday Close, Bussage – Erection of a detached double garage & extension to the existing block paving driveway to accommodate vehicular access – Withdrawn.**
- S.25/1202/HHOLD** **15, Bluebell Chase, Chalford – Erection of single storey rear extension. Cllr Pearson proposed “Chalford Parish Council objects to this plan as it does not meet the criteria for Delivery Policy HC8 Paragraph 1 and 2 – Extensions to dwellings and also changing the streetscape to include an additional front door.” This was seconded by Cllr Humberstone and all in favour.**

PAC 09/17.07.25 - To review any other planning matters not covered by agenda items – Cllr Morris-Wyatt updated the Committee on the recent work on the paddock at Dark Lane. Although this is an area of Scientific Interest, there is no legal obligation on the owner to allow them on site and is purely voluntary. Although there was evidence of hedge cutting, which is illegal during bird nesting season under the Wildlife and Countryside Act 1981, photographic evidence is needed that there were birds nesting.

PAC 10/17.07.25 - To note any items for information or referral only – None

The date of the next meeting is scheduled for Thursday 7th August 2025 at 9.30am. There being no further business the chairman closed the meeting at 10.16am.