

Minutes of a Plans Assessment Committee meeting held on Thursday 7th August 2025 at 9.30am at the Parish Centre, Gerald's Way

In the Chair: Cllr. Morris-Wyatt

Present:, Cllrs. Beioley, Humberstone, Pearson and Taylor

In Attendance: Deputy Clerk

PAC 01/07.08.25 - APOLOGIES – Cllrs Trinder and Lee,

PAC 02/07.08.25 - PUBLIC PARTICIPATION –A resident, who advised they also represented the views of two of her neighbours, attended regarding the planning application for Hyde View. An objection had been sent to SDC but was not on SDC portal before the meeting and so the text was circulated by the Deputy Clerk the afternoon prior to the PAC meeting. The objection was on the basis of loss of privacy, overbearing impact, impact on visual amenity in an AONB and potential daylight reduction.

PAC 03/07.08.25 - DECLARATIONS OF INTEREST – Cllrs. Beioley and Pearson regarding planning application S.25/1368/HHOLD. Cllr. Taylor regarding planning applications S.25/1367/TCA & S.25/1203/TCA

PAC 04/07.08.25 - MINUTES OF THE LAST MEETING – Cllr Humberstone proposed “we approve the minutes of the 17th July 2025.” This was seconded by Cllr. Pearson with 1 abstention.

PAC 05/07.08.25 - MATTERS ARISING – None.

PAC 06/07.08.25 - CORRESPONDENCE – an email had been received asking if the Parish Council has any control over the ever-growing number of Air B&B's. The Planning Committee confirmed that the Parish Council does not have any control over short-term holiday lets.

PAC 07/07.08.25 - ANY RESULTS FROM SDC ON PREVIOUS APPLICATIONS

Consent: S.25/1179/TCA – 5A & 21 Chalford Industrial Estate – we supported this plan.

Permitted: S.25/0798/FUL - Stable, Middle Hill - The Parish Council is concerned about further encroachment of the defined settlement boundaries and the precedent set for additional development beyond the boundary. However, in view of the changes in national planning policy concerning conversion of rural buildings since previous applications were considered, and the quality of design of the scheme, we support the proposals. S.25/1045/HHOLD - Field House, Randalls Green - Whilst we do not object to the principle of a well designed extension, we object to this planning application on the basis that the form and design of the proposed extension - in particular the extent of the flat roof - is not in keeping with the scale and character of the original dwelling and therefore does not meet the requirements of Policy HC8 of the Local Plan. S.25/0830/HOLD – 18 Burcombe Way, Chalford Hill - Erection of single storey rear extension and garage conversion.

Awaiting results: S.25/0403/LBC – Duke of York; S.25/1107/HHOLD – The Heathers, Cowswell Lane, Bussage; S.25/1107/HHOLD – 15 Bluebell Chase, Chalford; S.25/1155/HHOLD- Bryn Cottage, Abnash, Chalford; S.25/1071/HHOLD 45, Frithwood Park, Brownhill, Chalford

PAC 08/07.08.25 - NEW PLANS

S.25/1357/TCA **Blanfords, Cowswell Lane, Bussage - G1 - Crown reduce group of lime trees by approximately 30 percent (3-4 meters in height to be removed). Remove 3 heavily leaning stems.** Cllr Humberstone proposed “we support this plan” This was seconded by Cllr Beioley and unanimously agreed.

S.25/1329/TCA **Cotswold Lodge, Brownhill - Lime tree - branches which stick out into the road to be cut back approx 2m.** Cllr Humberstone proposed “we support this plan” This was seconded by Cllr Pearson and unanimously agreed.

S.25/1365/TCA **The Dortor, Bussage - Holly and Yew tree - removal.** Cllr Beioley proposed “we support this planning application but ask that under Delivery Policy ES8, that where the loss of trees is considered acceptable, adequate replacement

provision will be required that utilise species that are in sympathy with the character of the existing tree species in the locality and the site.” This was seconded by Cllr Taylor and unanimously agreed.

Cllr Taylor left the meeting at 10.05am

S.25/1367/TCA **Bussage House, Bussage - T1. Silver Birch - removed to ground level.** Cllr Beioley proposed “No comment as there is no justification offered for the tree removal.” This was seconded by Cllr Humberstone and unanimously agreed.

Cllr Taylor rejoined the meeting at 10.10am

S.25/1385/HHOLD **Hyde View, The Frith, Chalford - Erection of a two storey side extension, porch and loft conversion.** Cllr Beioley proposed “we support the application in principle but ask that the Planning Officer consider neighbouring residents' concerns regarding scale/mass and subserviency to the existing property, the impact on the streetscape and possible overlooking from the new roof lights given the angle of the hillside”. This was seconded by Cllr Taylor and unanimously agreed

Cllrs Beioley & Pearson left the meeting at 10.20am

S.25/1368/HHOLD **Briar Bank, Abnash, Chalford Hill - Erection of a two storey front and side extension. Replacement outbuilding with air source heat pump.** Cllr Humberstone proposed “we support this planning application subject to the studio not being used for a separate residence or short term let” This was seconded by Cllr Taylor and unanimously agreed.

Cllrs Beioley & Pearson rejoined the meeting at 10.10am

S.25/144/T5DAY **PROW MCH46, London Road, Chalford - T023, T025, T026, T027 & T040 - fell several dead ash trees.** As this was a T5DAY

S.25/1406/LBC **Little France Corner, Burcombe, Chalford Hill - Remove cement based pointing to the front of the property & replace with traditional lime mortar.** Cllr Humberstone proposed “we support this plan” This was seconded by Cllr Beioley and unanimously agreed.

Cllr Taylor left the meeting at 10.20am

S.25/1203/TCA **Yew Tree Cottage, Bussage - Portuguese Laurel - Cut to ground level.** This was a request from the Tree Officer at SDC as this application was missed off the portal. Chalford Parish Council noted but passed no comment.

Cllr Taylor rejoined the meeting at 10.25am

PAC 09/07.08.25 - To review any other planning matters not covered by agenda items – None

PAC 10/07.08.25 - To note any items for information or referral only – None

The date of the next meeting is scheduled for Thursday 28th August 2025 at 9.30am. There being no further business the chairman closed the meeting at 10.27am.