

Minutes of a Plans Assessment Committee meeting held on Thursday 28th August 2025 at 9.30am at the Parish Centre, Gerald's Way

In the Chair: Cllr. Morris-Wyatt

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

In Attendance: Deputy Clerk

PAC 01/28.08.25 - APOLOGIES – there were no apologies

PAC 02/28.08.25 - PUBLIC PARTICIPATION – S.25/1514/HHOLD Dei Gratia - two members of the public attended.

PAC 03/28.08.25 - DECLARATIONS OF INTEREST – Cllr. Taylor regarding planning application S.25/1468/TCA. Cllr. Beioley regarding planning application S.25/1549/TCA

PAC 04/28.08.25 - MINUTES OF THE LAST MEETING – Cllr Humberstone proposed “**we approve the minutes of the 7th August 2025.**” This was seconded by Cllr. Taylor with 2 abstentions.

PAC 05/28.08.25 - MATTERS ARISING – None.

PAC 06/28.08.25 - CORRESPONDENCE – None

PAC 07/28.08.25 - ANY RESULTS FROM SDC ON PREVIOUS APPLICATIONS

Consent: **S.25/1034/TCA – Pumping Station** - 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; **S.25/1357/TCA – Blanford's** – we supported; **S.25/1329/TCA – Cotswold Lodge** – we supported; **S.25/1179/TCA – 5A, & 21 Chalford Industrial Estate** – we supported; **S.25/1365/TCA – The Dortor** – 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. **S.25/1367/TCA – Bussage House** – we said “no comment as there is no justification offered for the tree removal”; **S.25/1203/TCA – Yew Tree Cottage** – “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.”; **S.25/1241/TCA – 33 Belvedere Mews** - 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; **S.25/1203/TCA - Yew Tree Cottage** - 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.

Permitted: **S.25/1202/HHOLD – 15, Bluebell Chase** - 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. **S.25/1071/FUL – 45, Frithwood Park** – We supported; **S.25/1155/HHOLD-Bryn Cottage, Abnash, Chalford** - 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.

Awaiting results: **S.25/0403/LBC – Duke of York** – Site Notice due 04.09.25; **S.25/1385/HHOLD – Hyde View**; **S.25/1368/HHOLD – Briar Bank**; **S.25/1406/LBC – Little France Corner**

PAC 08/28.08.25 - NEW PLANS

S.25/1514/HHOLD Dei Gratia, Silver Street, Chalford Hill- Erection of side extension. Cllr Beioley proposed “**we support this plan in principal but concerns regarding the size of the dormer, in particular, to reduce the height of the extension to below the ridge line by 200mm**” This was seconded by Cllr Humberstone and unanimously agreed.

Cllr Pearson left the meeting at 9.50am

S.25/1288/HHOLD Woodland House, Bussage, - Erection of a replacement single storey extension.

Erection of a carport. Cllr Trinder proposed “**we support this plan**” This was seconded by Cllr Lee and unanimously agreed.

S.25/1259/HHOLD **The Tynning, Highfield Way, France Lynch - Garage conversion and loft conversion with dormer window. Installation of timber cladding.** Cllr Trinder proposed “**we object to this plan in particular the extent of the proposed cladding and the 2nd floor dormer based on Delivery Policy HC8 criterion 2 – Permission will be granted for the extension of residential properties and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met: the height, scale form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site’s wider setting and location.**” This was seconded by Cllr Humberstone and unanimously agreed.

Cllr Taylor left the meeting at 10.05am

S.25/1468/TCA **Mill House, Toadsmoor Road, Brimscombe - Leylandii - fell.** Cllr Humberstone proposed “**we support this plan**” This was seconded by Cllr Beioley and unanimously agreed.

Cllr Taylor rejoined the meeting at 10.10am

S.25/1107/HHOLD **The Heathers, Cowswell Lane, Bussage- Erection of single storey side extension.** Cllr Humberstone proposed “**we support this plan**” This was seconded by Cllr Trinder and unanimously agreed.

S.25/1481/VAR **Polly House, Brownhill Road, Brownhill - Removal of condition 3 (no more than 35 children) from S.99/857.** Cllr Beioley proposed “**we object to this plan as concerns raised by residents are very valid, recognizing parking and volume of traffic, highway safety, speeding and narrow roads. If the planning officer is minded to support the plan, we would request that a traffic survey is undertaken at pick up and drop off times. We would like to ask the planning officer to look into what the maximum number of children will this increase too**” This was seconded by Cllr Lee and unanimously agreed.

Cllr Beioley left the meeting at 10.20am

S.25/1549/TCA **Penny Leaze, Sturmyes Road, France Lynch - 2 Alder - Fell. T3 Ash - Fell. T4 Blue Atlas Cedar - Fell.** Cllr Trinder proposed “**we support the felling of the Alder and The Ash trees but suggest that the Cedar is pruned rather than felled**” This was seconded by Cllr Humberstone and unanimously agreed.

Cllr Beioley rejoined the meeting at 10.25am

S.25/1550/TCA **Hunters Lodge The Ridgeway Bussage - T1 Silver Birch - Fell.** Cllr Humberstone proposed “**we support this plan**” This was seconded by Cllr Trinder and unanimously agreed.

PAC 09/28.08.25 - To review any other planning matters not covered by agenda items – None

PAC 10/28.08.25 - To note any items for information or referral only – None

The date of the next meeting is scheduled for Thursday 18th September 2025 at 9.30am. There being no further business the chairman closed the meeting at 10.30am.