

**Minutes of a Plans Assessment Committee meeting held on Thursday 10th September 2026 at
9.30am at the Parish Centre, Gerald's Way**

In the Chair: Cllr Pearson

Present: Cllrs. Morris-Wyatt, Shepherd, Taylor & Wilson

In Attendance: Deputy Clerk

PAC 01/10.09.26 - APOLOGIES – Apologies were received from Cllr Humberstone.

PAC 02/10.09.26 - PUBLIC PARTICIPATION – The applicant for The Barn informed Councillors that a ground survey for the garage had identified slippage, and that a neighbouring tree was also moving, which could potentially result in the loss of the tree. The applicant explained that moving the garage sideways would help to prevent further slippage.

PAC 03/10.09.26 – DECLARATIONS OF INTEREST – Cllr Shepherd declared an interest in planning application S.26/1461/TCA, and Cllr Taylor declared an interest in planning application S.26/1456/TPO.

PAC 04/10.09.26 - MINUTES OF THE LAST MEETING – Cllr Pearson proposed “**that the minutes of the meeting held on 20 August 2026 be approved.**” This was seconded by Cllr Wilson, with one abstention.

PAC 05/10.09.26 - MATTERS ARISING – None.

PAC 06/10.09.26 - CORRESPONDENCE – None.

PAC 07/10.09.26 – ANY RESULTS FROM SDC ON PREVIOUS APPLICATIONS

Consent: S.26/1139/TCA – Lilac Cottage – the Council supported; S.26/1212/TCA – Westbrook – the Council supported; S.26/1219/TCA – Springhill Cottage – the Council supported; S.26/1283/TCA – Baptist Church – the Council supported; S.26/1285/TCA – Nut Tree House – the Council supported; S.26/1319/TCA – Willows – the Council supported; S.26/1330/TCA – Frome Lodge – the Council supported; S.26/1322/TCA – 2 Brookside – the Council supported; S.26/1373/TCA – St Hilary's Cottage – the Council supported.

Permitted: S.26/0968/VAR – Stable, Middle Hill – the Council supported, but noted the increase in size; S.26/1066/HHOLD – Greenacres – the Council supported, provided that the property is not used as a holiday let; S.26/0831/HHOLD – Oxford House – the Council objected; S.26/1145/FUL – Hermit Cottage – the Council neither supported nor objected.

Withdrawn: S.26/0988/HHOLD and S.26/0989/LBC – The Barn, Randall's Green – the Council objected.

Still Waiting: S.26/1092/HHOLD – Rockleigh; S.26/1314/HHOLD – Yew Tree Cottage; S.26/1405/TCA – ProW, MCH 44 Chalford

PAC 08/10.09.26 - NEW PLANS

S.26/1455/TCA **Garden Cottage – Mature Cherry - Reduce the tree's height by approximately 1 metre and the radial spread by 1.5 metres and up to 2.5 metres on the south side, leaving a soft, natural shape where possible. Crown raise to approximately 1.5 metres.** Cllr Pearson proposed “**that the Council supports the application.**” This was seconded by Cllr Shepherd and unanimously agreed.

Cllr Shepherd left the meeting at 10.04am.

S.26/1461/TCA **The Old Post Office - T1 - Walnut tree to be reduced by 2 metres all round.** Cllr Morris-Wyatt proposed “**that the Council supports the application.**” This was seconded by Cllr Wilson and unanimously agreed.

Cllr. Shepherd returned to the meeting at 10.05am

S.26/1538/TCA **Orchard Cottage - Works to various trees 1-10.** Cllr Morris-Wyatt proposed “**that**

the Council supports the application.” This was seconded by Cllr Wilson and unanimously agreed.

Cllr Taylor left the meeting at 10.10am

S.26/1456/TPO Frithwood Cottage - Mature Beech tree to be reduced by approximately 5 metres. Cllr Pearson proposed **“that the Council supports the Tree Officer’s comments.”** This was seconded by Cllr Wilson and unanimously agreed.

Cllr. Taylor returned to the meeting at 10.11am

S.26/1340/HHOLD The Railway Tavern - Installation of replacement fenestration and erection of ground-mounted solar panels. Cllr Morris-Wyatt proposed **“that the Council objects to the proposed replacement windows on the grounds that the specified ‘heritage compliant’ materials do not meet the requirements of Policy 4.2.2 – C10. This policy states that, within the Conservation Area, replacement windows and doors should be constructed using traditional materials, detailing and design, and that UPVC is not generally considered appropriate. The Council supports the proposed replacement rooflights and door, subject to the condition that UPVC is not used. The Council also supports the proposed ground-mounted solar panels.”** This was seconded by Cllr Shepherd and unanimously agreed.

S.26/1410/HHOLD 49 Down View - First floor extension. Cllr Shepherd proposed **“that the Council supports the application.”** This was seconded by Cllr Wilson and unanimously agreed.

S.26/1465/HHOLD Wyckhams - Construction of a single-storey extension and replacement windows and doors. Cllr Morris-Wyatt proposed **“that the Council supports the application.”** This was seconded by Cllr Shepherd and unanimously agreed.

S.26/1450/VAR Barn adjacent to Abnash - Variation of condition 2, approved plans from S.25/1981/FUL, including alteration to the location of the dwelling and garage, alteration of the fenestration of the dwelling, and alteration to the garage design. Cllr Morris-Wyatt proposed **“that the Council supports the application.”** This was seconded by Cllr Shepherd and unanimously agreed.

S.26/1225/LBC Clayfields Mill – Replace the existing external door with a new wider door. Cllr Morris-Wyatt proposed **“that the Council supports the application.”** This was seconded by Cllr Shepherd and unanimously agreed.

PAC 09/10.09.26 - TO REVIEW ANY OTHER PLANNING MATTERS NOT COVERED BY AGENDA ITEMS – None

PAC 10/10.09.26 - TO NOTE ANY ITEMS FOR INFORMATION OR REFERRAL ONLY – Members were updated by the Deputy Clerk regarding shipping containers. It was noted that these can be installed under permitted development rights. A Planning Officer has responded with a link to these under Conservation Areas and the link will be passed onto the Members for perusal.

The date of the next meeting is scheduled for Thursday 1st October 2026 at 9.30am.

There being no further business, the Chair closed the meeting at 10.47am.