

## DRAFT

Minutes of a Plans Assessment Committee meeting held on Wednesday, 22 June 2016 at the Parish Centre, Gerald's Way, Chalford at 9.30am

In the Chair: Cllr Beioley

Present: Cllrs Ellis & Ramsey

In attendance: Assistant Clerk

Apologies: Cllrs Entwistle, Lilly, Peters, Preece & Taylor

**PAC 01.22.06.16 DECLARATIONS OF INTEREST** - Cllr Ramsey, Land at Woodlands House

**PAC 02.22.06.16 PUBLIC PARTICIPATION** - None

### **PAC 03.22.06.16 MINUTES OF LAST MEETING**

Cllr Ramsey proposed we accept the minutes of 2 June 2016. This was seconded by Cllr Beioley and agreed.

### **PAC 04.22.06.16 MATTERS ARISING**

**PAC 10.02.06.16 NEW PLANS 1309 Chalford Hill Primary School:** The Assistant Clerk was asked to contact Cllr Waddington regarding progress on the referral of the planning application to Committee.

**ACTION: Assistant Clerk**

### **PAC 05.22.06.16 CORRESPONDENCE**

Sherston Cottage: Mrs Brennan had written to the council expressing concern regarding the decision of the PAC to support the recent planning application for Sherston Cottage which is her neighbouring property and asked for an explanation for this decision. She had lodged a letter of objection with SDC and the case officer at SDC had written to the applicant saying that she would be recommending a refusal as there were issues of overlooking and loss of privacy. Cllr Beioley commented that at the time the plan was considered there had been no objections on the website to take into account in the discussion and still felt that there would be no overbearing affect from the extension. Cllr Beioley will draft a response to be sent to the neighbour. **ACTION: Cllr Beioley**

**PAC 06.22.06.16 REFERRALS** - none

### **PAC 07.22.06.16 RESULTS**

Further results are noted on the Plan Chart attached.

### **PAC 08.22.06.16 NEW PLANS**

1323 Land At Woodlands House France Lynch: New Build house to replace existing tool shed within grounds of Woodlands House: Owing to Cllr Ramsey's declaration of interest it was not possible to discuss this planning application.

1324 St Raphaels, St Marys Way, Brownhill: Demolition of existing timber-framed residential bungalow and erection of a replacement sustainable dwelling The Committee was concerned that this was a proposal for a replacement outside the Settlement Boundary which did not comply with Local Plan and there was insufficient detail in the application regarding the proposed design. The outline plans suggested that the replacement would occupy a greater footprint than the existing single storey structure as well as building upwards and the Committee were concerned there was no evidence the house had been in continuous residential use.

Cllr Beioley proposed "**we object to plan 1324 and comment to SDC with our concerns**". This was seconded by Cllr Ellis and unanimously agreed.

1325 Church Hall, Lynch Rd, France Lynch: Proposed new toilet block extension. Cllr Ramsey had reservations about the design, in particular the positioning of the new toilet block to the front of the building which obscured the entrance. After discussion it was agreed to support and that Cllr Beioley will draft a letter to be sent to the Church Rooms Committee asking if they would consider consulting a wider audience about the plans.

Cllr Ellis proposed "**we support plan 1325, and will write letter to the Committee of the Church Rooms**". This was seconded by Cllr Beioley and unanimously agreed. **ACTION: Cllr Beioley.**

1326 3 The Haven, Keble Rd: First floor extension. The Committee were in agreement that the timber cladding over the existing render would be out of keeping with the terrace of stone cottages. Cllr Ellis proposed "**we object to plan 1326**". This was seconded by Cllr Beioley and unanimously agreed.

1327 The Old House, Cowswell Lane, Bussage: Various work to trees. Cllr Ellis proposed "**we support 1327**". This was seconded by Cllr Beioley and agreed.

#### **PAC 09.22.06.16 ANY OTHER MATTERS**

The Planning Strategy team at SDC has written to Town and Parish Councils regarding the Heritage Strategy which they have begun work on asking for view. It was agreed this would be referred to Full Council. **RERERRAL: Full Council**

There being no further business, the meeting was closed at 10.45am.