

Minutes of a Plans Assessment Committee meeting held on Thursday, 15 June 2017 at the Parish Centre, Gerald's Way, Chalford at 9.30am

**In the Chair:** Cllr Beioley

**Present:** Cllrs Ellis, Lee, Preece, Ramsey & Taylor

**Apologies:** Cllr Entwistle & Peters

**In Attendance:** Assistant Clerk

**PAC 01.15.06.17 DECLARATIONS OF INTEREST** - Cllr Ellis (Bodenham)

**PAC 02.15.06.17 PUBLIC PARTICIPATION** None

**PAC 03.15.06.17 MINUTES OF LAST MEETING**

Acceptance of the minutes of 18 May 2017 was proposed by Cllr Ellis. This was seconded by Cllr Preece and unanimously agreed.

**PAC 04.15.06.17 MATTERS ARISING**

PAC 11.18.05.17 Vale House: The case officer, John Chaplin, had responded to the Committee's concern that the boundary wall had not been restored to its original state which was a condition of permission. The case officer stated the enforcement team had visited the site with the senior Conservation Officer and were satisfied that no further action was required on the section of curtilage listed wall.

Cllr Lee stated that this was an important wall which defined the entrance to Marle Hill and the modern topping undermined the listed status of Vale House. It was agreed to contact Historic England to ask if they would be able and willing to pursue this matter. **ACTION: Asst Clerk**

PAC 09.27.04.17 Land at Toadsmoor: The application for a Certificate of Lawful Use for the HGV park on a piece of land in Toadsmoor had been refused.

**PAC 05.15.06.17 REFERRALS** - None

**PAC 06.15.06.17 CORRESPONDENCE**

Cllr Preece had forwarded an email from Planning Local which provides a service to local councils which is to be circulated to all councillors to decide whether they wish to make use of this service. **ACTION: Asst Clerk/PAC Committee**

**PAC 07.15.06.17 RESULTS**

1436 Rockstone, Brownhill: Erection of 2 storey west and single storey north extensions: It was noted that permission had been granted for this application.

1429 May Dew, France Lynch: Formation of parking area This application had been refused as the loss of the wall along the road frontage was considered harmful to the character and appearance of the site and that part of the France Lynch Conservation Area. The committee asked for clarification of the rules regarding removal of stone walls in a Conservation Area. **ACTION: Asst Clerk**

**PAC 08.15.06.17 NEW PLANS**

1453 Cleeves, France Lynch: Erection of summerhouse Cllr Ellis proposed "**we support plan 1453**". This was seconded by Cllr Ramsey and unanimously agreed.

1454 Magpie Cottage, Coppice Hill: Demolition of existing conservatory and erection of single storey extension to rear The extension was considered a suitable replacement to the existing conservatory. Cllr Beioley proposed "**we support 1454**". This was seconded by Cllr Ramsey and unanimously agreed.

1455 Bodenham, The Ridge: Flat Roof Dormer and Rooflights to existing Roof Area Cllr Ellis left the meeting room. It was noted there had been a previous plan for this property which was more extensive. The new plan was considered acceptable and Cllr Taylor proposed "**we support plan 1455**". This was seconded by Cllr Ramsey and unanimously agreed.

1456 Land Parcel NW Of, The Ridge, Bussage: Formation of field access and installation of field gate

There was some discussion about the ownership of the land in this area of Bussage. Cllr Beioley read out a letter from the applicants explaining that they wished to create their own access to their portion of the field which belonged to them. Cllr Ellis proposed "**we support plan 1456**". This was seconded by Cllr Beioley and agreed. There was one abstention.

1457 Belle Vue Terrace, Chalford Hill: First floor extension

Some concern was voiced about the use of timber, however, it was pointed out there was already a property in this row of houses with a large timber clad side extension. The new proposal would be visible from the highway as the rear of the property faced on to the road side. Cllr Ellis proposed "**we support plan 1457**". This was seconded by Cllr Ramsey and agreed. There were 2 abstentions.

**PAC 09.15.06.17 ANY OTHER MATTERS**

There being no further business, the meeting was closed at 10.10am. The next meeting will be held on Thursday, 6th July 2017 subject to receiving sufficient plans for discussion.