MINCHINHAMPTON PARISH COUNCIL
Minutes of the meeting held on Monday 14th November 2016
at 7pm at the Trap House

212/16 Present: Cllrs N. Hurst (chair), M. Beard, A. Cipriani, G. Ford, S. Hemmings, J. Merrison, J. Molyneux, C. Morriss, A. Mylechreest, R. Nicholas, A. Nicholls, P. Schwartz, J. Williams, the assistant clerk.

213/16: Apologies: Cllrs P Callaghan-Wright, S Waddington

214/16: Public questions/participation: Six members of the public were present.

a) A pre-planning consultation presentation was received in respect of ‘Longridge’ on Cirencester Road, Minchinhampton – the plan being to demolish the existing house and rebuild it. Councillors asked a range of questions, chiefly about the roof design, of the architect who presented.

b) The planning agent and client presented on application S.16/2169/COU. The potential positive benefits of this application were explained; councillors asked a variety of questions about the usage of the proposed gym and parking.

c) Residents local to planning application S.16/2348/FUL presented their objections to this application, outlining 7 key issues which they felt relevant.

215/16: Cllr Molyneux stated that she was a direct neighbour of planning application S.16/2125

216/16: To consider planning applications (listed below)

AMBERLEY

Application Reference: S.16/2125/HHOLD
Application Address: Theescombe Hill House 4 Theescombe Hill, Amberley, GL5 5AT
Description: Proposed extension and alterations. Erection of a new garage. External works.
Comment: There is a concern about the loss of trees and the council asks if a tree survey has been carried out. The driveway as shown must affect tree roots, and therefore long term viability. The Council believes a condition should be added to any consent that restricts occupation of the garage as ancillary to the main dwelling and never independent to it.

Application Reference: S.16/2149/DISCON
Application Address: Morven St Chloe, Amberley, GL5 5AS
Description: Discharge condition 3 from permission S.16/1166/HHOLD.

Application Reference: S.16/2169/COU
Address: The Dye House Giddynap Lane, Inchbrook, Stroud, GL5 5EZ
Description: Change of use of first floor to a Gymnasium (Use Class D2). Following much discussion, and taking into account the presentation by the planning agent and client, it was decided to comment: The council has no objection if the planning authority is satisfied that parking issues have been fully addressed. The Council notes that the existing Use Class for this building will generate potentially equivalent amounts of parking if taken forward.

Application Reference: S.16/2187/HHOLD
Address: Belmont Moor Court, Rodborough Common, Stroud, GL5 5GA
Description: Raise ridge of main house to accommodate 1.5 storey pitched roof extension with glazed gable and new porch inc. new Redland Cambrian (slate) roof tiles throughout. Revised design from Approved application S.16/1526/FUL. Following discussion, it was decided to go with the decision that the council made with respect to the previous application – Support (No comments were able to be submitted on the SDC website; submitted by email to planning officer).

Application Reference: S.16/2283/DISCON
Address: Amberley Ridge School Rodborough Common,
Description: Discharge of conditions 6 (surface water attenuation), 7 (exceedance flow routing plan), 8 (SUD's), 10 (STW consent), 13 (slab levels), 2 (materials) & 5 (asbestos removal), 9 (CMS flooding) & 11 (CEMP), 14 (landscaping) & 18 (tree protection plan), 16 (landscape
management) & 20 (CMS highways) and 22 (fire hydrants).

BRIMSCOMBE

Application Reference: S.16/2106/HHOLD
Address: Hume Cottage Burleigh, GL5 2PW
Description: Replacement garage. Support

Application Reference: S.16/2421/LBC
Address: 2, Weavers Row, The Roundabouts, Brimscombe,
Description: Replacement of staircase (retrospective) Comment: the council will concur with the views of the conservation officer. The council notes the staircase replaced was a relatively recent alteration.

Application Reference: S.16/2256/HHOLD
Address: Well Cottage Water Lane, Brimscombe, GL5 2PS
Description: Car port and front porch. Comment: the council has no problem with this in principle but feels that the materials are not appropriate. If the planning authority is minded to refuse the application, then the conditions relevant to the previous application should be enforced. (No comments were able to be submitted on the SDC website; submitted by email to planning officer)

Application Reference: S.16/2024/VAR
Address: Burleigh Howe Burleigh, GL5 2PH
Description: Variation of condition 2 (approved plans - materials and fenestration) of permission S.15/1509/FUL. Comment: the planning office needs to satisfy itself that the materials are appropriate.

NORTH

Application Reference: S.16/2111/COU
Address: Old Aerodrome Farm, Cowcombe Lane, Chalford, Stroud
Description: Extension to dwelling and conversion of existing garage to form self-catering holiday accommodation. The council noted that this should be a HHOLD application, not change of use. The Council believes a condition should be added to any consent that restricts occupation as ancillary to the main dwelling and never independent to it.

Application Reference: S.16/2199/HHOLD
Address: The Barn House Peaches Farm, Cirencester Road, Minchinhampton, GL6 9BB
Description: First Floor extension and Ground Floor single storey glazed extension Comment: The council has no observations

Application Reference: S.16/2186/COU
Address: Lodge Southanger Farm, Marley Lane, Chalford, GL6 8HP
Description: Change of Use of Existing Caretaker Lodge into Ancillary Accommodation in relation to the main residential use of Southanger Farm. The council does not think this should be a COU application. There are no objections as long as use is still attached to Southanger Farm.

Application Reference: S.16/2372/DISCON
Address: Stuart Court Butt Street, Minchinhampton, GL6 9JB
Description: Discharge of condition 5 (materials) for planning permission S.14/2938/FUL.

Application Reference: S.16/2348/FUL
Address: Land To Rear Of Old Oak House Cirencester Road, Minchinhampton
Description: Demolition of existing garage & construction of detached dwelling and access drive.

Object: The parish council objects to this development as proposed on the grounds of HC1 (9). The council is concerned that recent applications which, in its view, constitute tandem development, have been inconsistently considered by the planning authority. This council is concerned that, yet again, its view will be disregarded. If the planning authority is minded to agree the principle of this development, then there is significant work that needs to be done to the plans themselves, especially in regard to orientation. The ‘grain’ of development in this location is on an east/west axis, with principal rooms looking out north and south. As proposed, this scheme is aligned north/south, which immediately creates overlooking issues to the adjoining properties. The council is also concerned that there are significant mature trees in the vicinity which will be affected by inappropriate positioning, foundations and service trenches.

WORKS TO TREES:

Application Reference: S.16/2108/TCA
Address: Inchbrook Trading Estate Bath Road, Woodchester, GL5 5EY
Description: G1: All trees over rear access road and car park raise up to 6m in height back to line of fence.

Application Reference: S.16/2176/TCA
Address: Bentley Cottage Littleworth, Amberley, GL5 5AL
Description: Tall Cedar tree request to fell.

Application Reference: S.16/2180/TCA
Address: Spring Lawn Amberley, GL5 5JG
Description: Cypress - Fell.

Application Reference: S.16/2182/TCA
Address: 1 Marling Close Amberley, Stroud, Gloucestershire, GL5 5AQ Application
Description: Sycamore (T1) - Reduce crown by 5m from 21m to 16m and reduce radius by 2.5m from 9m to 6.5m

Application Reference: S.16/2237/TCA
Address: Paddock House Chapel Lane, Minchinhampton, GL6 9DL
Description: Walnut - Approx 11m tall with a radial crown spread of approx 7.5m - Reduce the overall height by approx 2.5m - 3m, reduce the radial spread all round by approx 2.5m - 3m, crown raise all round by approx 3m. Remove deadwood and tidy.

Application Reference: S.16/2239/TCA
Address: Grey Roofs Box, GL6 9HD
Description: 2- Purple Plum: reduce end weight by selective reduction/thinning. 3- Holly: fell to near ground level. 4- Beech: fell to near ground level. 5- Horse Chestnut: remove 3 or 4 of the lowest branches. 6- Lime and Beech row: remove low branches up to height of approx 4.0m. 7- Cut-Leaf Beech: remove all reversion and deadwood.

Application Reference: S.16/2297/TCA
Address: Little Pines, Pines Road, Amberley, GL5 5AA
Description: Felling of 2 x Cyprus trees, 1 x Pine tree, 1 x Thuya & 2 x Spruce trees.

Application Reference: S.16/2366/TCA
Address: Trullwell Cottage Box, GL6 9HD
Description: T1 Golden Lawson Cypress tree: to fell because growing into a mature beech tree. Growing out of control.

Application Reference: S.16/2358/TCA
Address: Hill Cottage Box, GL6 9HL
Description: T1 Lawson Cypress: Fell

217/16: To receive planning correspondence/notifications including appeals, and decisions at variance with council’s recommendations (below):
a) Stroud District Community Infrastructure Levy (CIL) Draft Charging Schedule: CIL Examiner’s Report
b) Removal of BT phone boxes: following discussion, it was decided that the phone box in Friday Street needs to be retained and that the views of the parishioners should be sought through Tom Long’s Post.

c) Coopers Yard, Knapp Lane – concerns about the state of this had been shared with a councillor. It was noted that the owner has made attempts to tidy it up recently. The chairman is to write to the owner.

d) Stroud Town Council email re anti-fracking – a response is encouraged if the council feels strongly about the issue. The council decided not to respond.

The meeting closed at 9.10pm

Signed:…………………………………………………………………….  Date:………………………..