



Leckhampton with Warden Hill Parish Council

MINUTES OF LECKHAMPTON WITH WARDEN HILL PARISH COUNCIL PLANNING COMMITTEE MEETING HELD ON 27TH MARCH 2025 AT 2:00 P.M. IN THE GLEBE CHURCH ROOMS, CHURCH ROAD, LECKHAMPTON

In Attendance

Parish Council: Cllrs. Hutchings (Chair), Cooke, Newport-Black, Baillie and Davies

Staff: Kim Riley (Assistant Clerk)

Members of the Public: Two members of the public attended

1. **Apologies for absence**

Apologies for the meeting were received from Cllr. Bennett.

2. **Declarations of Interest**

There were no declarations of interest.

3. **Minutes of the previous meeting**

The minutes of the Planning Committee meeting held on 27th February 2025 were approved.

4. **Public Session (10 minutes)**

The Chair asked that this Public Session be moved to after agenda item 5.6, as two residents asked to attend and speak but cannot attend until 3pm. This was approved unanimously.

5. **Determination of Planning Applications:**

5.1 **44 Shurdington Road (25/00266/FUL) - Single storey rear extension, external alterations to front elevation, first floor side extension, second floor extension , insertion of dormer windows and rooflights**

The application was discussed after which a vote was taken that unanimously approved the following response:

The Parish Council has no objection to this application.

5.2 48 Charlton Lane (25/00308/FUL) - Loft conversion, ground floor extension and annexe

The application was discussed after which a vote was taken that unanimously approved the following response:

The Parish Council has no objection to this application.

5.3 16 The Close (25/00321/FUL) - Car port and garage with upper storey side extension, single storey rear with upper storey extension and alterations, following removal of existing garage

The application was discussed after which a vote was taken that unanimously approved the following response:

The Parish Council object to this application on grounds of the overbearing nature of the proposed development to the neighbour at Number 17. This is apparent on visiting the neighbour's property because it is lower.

5.4 Copper Beech House, 368 Old Bath Road (25/00341/FUL) - Construction of new garden studio and shed building

The application was discussed after which a vote was taken that unanimously approved the following response:

The Parish Council has no objection to this application.

5.5 14 Hillands Drive (25/00381/FUL) - Single storey rear extension and facade works to front elevation

The application was discussed after which a vote was taken that unanimously approved the following response:

The Parish Council has no objection to this application.

5.6 229 Old Bath Road (25/00404/FUL) - Proposed single storey rear extension

The application was discussed after which a vote was taken that unanimously approved the following response:

The Parish Council has no objection to this application.

As per agenda item 4 the Chair opened the Public Session

Two members of the public arrived and spoke regarding agenda item 5.7. As residents in the adjacent property, they have concerns about preserving their privacy given the plans included a window on the first floor of the north side elevation of the main house which would face their bathroom window. On examining the proposed side 2 elevation plan, it was confirmed that the window was intended to be fixed and fitted with obscured glass, 1.7 metres above floor level. The Committee encouraged the residents to make any remaining concerns known to the Planning Authority via the Case Officer.

The chair thanked the residents, who then left the meeting.

5.7 339 Old Bath Road (25/00424/FUL) - Single storey rear link extension, replacement windows, additional side window and installation of solar panels (part retrospective)

The application was discussed after which a vote was taken that unanimously approved the following response:

The Parish Council has no objection to this application provided that the privacy of the neighbour at 337 is preserved by mandating Level 5 privacy glass is used on the north elevation (side 2) of the main house.

5.8 Hazel Lea, Allenfield Road (25/00400/FUL) - Two storey side extension.

The application was discussed after which a vote was taken that unanimously approved the following response:

The Parish Council has no objection to this application.

6. Any other business

Meeting Room Plasma Screen - It was suggested that to assist with discussions at future meetings, a PC laptop could be connected to the large plasma screen available in the meeting room. This would enable all committee members to more easily view any plans or documents associated with applications where more detailed examination may be required prior to agreeing consultation comments.

Action: The Assistant Clerk to progress this suggestion with The Clerk.

7. Date, time and venue of next Planning Committee meeting

The next meeting of the Planning Committee will take place on **Thursday, 17th April at 11:00 am. in the Glebe Church Rooms, Church Road, Leckhampton.**

Actions

- The Assistant Clerk to post the approved comments on the Cheltenham Borough Council Planning Portal
- The Assistant Clerk to circulate the draft minutes of the meeting to the Committee for review.

The meeting closed at 3.28 p.m.

DRAFT