

Notes of a site meeting held on **Thursday 21 March 2024** commencing at 10.10am at Three Horseshoes Inn, The Street, Charsfield.

Planning Committee South Members present:

Councillors Mark Packard (Chair), John Fisher (Vice Chair), Mike Deacon, Colin Hedgley, Rosie Smithson

Officers present:

Matt Makin (Democratic Services Officer (Regulatory)), Rachel Smith (Principal Planner (Development Management, Central Area Lead))

Also in attendance was the applicant's agent, a representative of Charsfield Parish Council, and representatives of the objectors.

The site meeting was undertaken in accordance with the Council's Constitution which sets out details of the arrangements for site visits by Members associated with planning applications.

Apologies for absence were received in advance of the site meeting from Councillors Tom Daly, Katie Graham, and Debbie McCallum.

The purpose of the site meeting was a 'fact finding' exercise only and to provide Members with an opportunity to view the site and its surroundings.

The Committee met in the car park of Three Horseshoes Inn. The Principal Planner (Development Management, Central Area Lead) highlighted the existing vehicular access which would be retained and pointed out the site for the proposed dwellings.

The Committee was provided with drawings of the proposals and the Principal Planner detailed the proposed car parking and bin storage for the dwellings. In response to a question from a member of the Committee, it was confirmed that electric vehicle charging points would be required under building regulations and some were indicated on the plans.

The Committee proceeded around the front of the public house building to the area of the site proposed for the beer garden and the flat roof extension, which had been marked out by the applicant's agent.

A member of the Committee queried if any changes would be needed for the fence on the boundary with London Villa. The Principal Planner advised that the existing fence would be replaced with a hedge and an acoustic fence which would be between 2 metres and 1.8 metres high, descending with the level of the site.

Another member of the Committee queried if there was a minimum standard for the number of tables in a rural village pub garden and was advised that there was no such standard. A different member of the Committee noted that the proposed beer garden size appeared similar to one at another rural pub he was familiar with. The Principal Planner confirmed that the beer garden would be accessible via the public house building and a gated fence from the proposed car park.

The Committee then entered the public house building and viewed the entirety of both floors. The Principal Planner noted the location of the existing kitchen area and highlighted on the

drawings how it would be incorporated into the proposed kitchen area. The Principal Planner also highlighted how the proposed extension would relate to the host building. In response to a question from a member of the Committee, the Principal Planner advised that the existing toilet facilities would be removed, and the area knocked through to create a larger open space at the rear of the public house.

The Committee exited the public house building and assembled at its frontage. A member of the Committee asked for clarity on the type of housing proposed and the Principal Planner confirmed that it was a terrace of three 2-bedroom houses.

The Chair of the Committee addressed the Parish Council representative and the objectors and asked about the gate to the north of the site; he was advised that this gate provided access between the site and the street to the north, and had been a condition of the development to the north of the application site.

The site visit concluded at 10.38am.