**Planning and Highways Committee**

**Tuesday 13th May 2025**

**10.30am – 12.30pm**

**Town Council Chamber**

**Minutes**

**Present: Cllr M Cox, C Elsmore, M Beard.**

**N Choat - GCC Highways**

L Jayne - Assistant Clerk (Minute taking)

3 Boxbush Road residents were in attendance

1. **Apologies were received from Cllrs R Drury, J Templeton and S Cox**
2. **There were no declarations of interests declared on the agenda**
3. **There were no new dispensation requests received**
4. **To approve the minutes of the Highways and Planning Committee****29 Apr 2025**

Cllr C Elsmore proposed the minutes as being correct. Cllr M Beard seconded.

Cllr M Cox signed a copy of the minutes from 29th April, as a true and accurate account.

1. **To raise matters from the minutes of 29 Apr 2025**
   1. Bristol Terrace – correspondence ongoing

Whitehall Farm – no response as yet

1. **To take comments from the Public Forum**

Cllr M Cox welcomed the residents, who were representing all residents from Boxbush Road, Bowen Hill Road, and Angel Fields.

It was explained to the residents that they each had 3 minutes to address the room.

A spokesperson read aloud the residents concerns, reiterating the previously received correspondence and adding additional information and data / statistics.

[LJ To insert key data, once received]

This was acknowledged by the Chair.

**Item 12 a. was taken at this point.**

**HIGHWAYS**

1. **To review tracker and any response from GCC Highways**

(See item 12 a. re: Boxbush Rd)

**PLANNING**

1. **To consider the following applications:**

|  |  |  |
| --- | --- | --- |
| **Reference** | **Address** | **Proposal** |
| P0476/25/FUL | Forest Hills Golf Club Mile End Road Mile End Gloucestershire GL16 7QD | Erection of a single-storey pavilion building with covered link way to existing building with associated landscaping and works. Amendment to external material used on existing clubhouse building. |
| No objection  We note that Forest Hills is part of the Green Ring, but with mitigation, it has minimal impact on the environment although we expect the lighting to be agreed by condition, and drainage needs approval of the drainage officer. | | |
| P0460/25/FUL | 27 Gloucester Road Coleford Gloucestershire GL16 8BH | Erection of a single-storey rear and side extension and partial first floor extension, with internal and external associated works. Demolition of the existing single-storey kitchen and lean-too. |
| No objection subject to mitigation / checks:   * As this property is within the Conservation Area there is an opportunity to replace the upper windows with more in-character windows. Conservation officer comments required. * Given that the whole of the width of the plot is being taken up then fire safety / escape considerations for the back bedroom would need checks. We refer to the fire officers for their advice on the rear window in the third bedroom. | | |
| P0434/25/OUT | Land Off Poolway Road, Broadwell | Outline application for the erection of up to 58 dwellings (40% will be affordable housing)  and associated engineering works. (some matters reserved) |
| The site is part of the Green Ring CNE2 and currently should be protected. We note it is cited in the Local Plan.  The nibbling away of the Green Ring is noted. As proposed, this would prevent any extension of Broadwell Football Club, should they wish to do so. However, we are currently reviewing the CNDP, in the light of the need for more housing, which may be relevant to this.  There is a need for more information:   * This is an area that has been undermined in the past. Checks need to made. * GRCC, Highways to check visibility splay to the west, especially taking account the drop in slope towards Coleford and the bend to the east at the small junction.   To check road safety, particularly with 2 pedestrian crossing points in close proximity.   * Could there be an additional footpath access through to garages in Queensway. This would increase safety and reduce the number of children crossing the road on their way to infant and junior school at Coalway. * Ecological surveys are rapidly running out of date (October 2025 is end of validity).   We note the adjacent Broadwell Football Club and will be interested in their comments with regard to the perimeter of Coleford.  There may be a need for Section 106 for a school crossing towards Five Acres at Broadwell Bridge. | | |

1. **To note recent planning decisions and comment as necessary**
   1. **Recent planning decisions:**

Erection of a single storey side extension, alterations to fenestration and raising of roof to garage with associated works.

Show more description

15 Bessemer Close Coleford Gloucestershire GL16 8HH

**Ref. No: P0228/25/FUL** | Received: Tue 25 Feb 2025 | Validated: Wed 26 Feb 2025 | Status: Consent

Erection of a single storey rear extension with associated works.

7 Prospect Close Coleford Gloucestershire GL16 8DB

**Ref. No: P0274/25/FUL** | Received: Wed 05 Mar 2025 | Validated: Thu 06 Mar 2025 | Status: Consent

Discharge of condition 07 (CEMP report) relating to planning permission P0258/23/FUL

Woodlawn House Gorsty Knoll Milkwall Coleford Gloucestershire GL16 7LR

**Ref. No: P0256/25/DISCON** | Received: Tue 04 Mar 2025 | Validated: Tue 04 Mar 2025 | Status: Consent

**Noted by members.**

1. **To consider any further aspects for FC discussion re FoDDC Local Plan**

There was no update from County Cllr C Elsmore at this time.

1. **To consider CNDP Review and make recommendations as necessary**

Historic Environment – 15th May

Natural Environment – 22nd May

Active Travel to be discussed on this evenings Full Council.

1. **To update tracker and consider specific actions/recommendations**
   1. Boxbush Road correspondence

The meeting was suspended to allow residents to comment / answer questions.

After some discussion the meeting recommenced and Councillors discussed the following points:

**Parking issues:**

* It was noted from N Choat (GCC Highways) that it is against the Highway Code to park within 10 metres of a junction.
* Police can ticket vehicles causing obstruction, but evidence is needed at the time of the obstruction. Residents are encouraged to report any obstructions.
* Annual Resident Permits could be proposed to FoDDC. However, concerns were raised by N Choat on feasibility, consistency of enforcement, and setting a precedent for other areas, which with limited GCC Highways budget this would not be achievable.
* Ongoing issues are known, with parking throughout the entirety of the road, (both left and right side). These problems have worsened over the last year.

Existing parking options and alternatives being explored:

* The Telephone Exchange has land to the rear with suitable parking.

CTC has already contacted them for possible use and will chase this request.

* Rear Gardens: potential for parking access to be created to the rear of the resident’s gardens / land, similar to arrangements on Albert Road.

All residents must be consulted and in agreement for this to be able to take place.

It was noted that Little Stars Nursery have already offered their car park, which residents currently use.

**Church development:**

The Church development has delegated consent, therefore discharging of conditions will need to take place.

Concerns were raised around the disruption of the construction phase and materials coming onto site, particularly due to the one-way road and the proximity of a stone wall.

There is a need for mitigation on this.

**Actions:**

**N Choat:** speak with new County Councillor and arrange a walk around.

**CTC:**

1. Chase the Telephone Exchange to continue discussions.
2. Engage with local businesses and the newly formed Traders group to address cooperation around parking.

**Residents:**

1. Share proposed suggestion around potential rear garden parking with other residents.
2. Report issues to FoDDC / the Police regarding parking obstructions.

**Meeting End 12:05pm.**