**Planning and Highways Committee**

**Tuesday 15th April 2025**

**10.30am – 12.30pm**

**Town Council Chamber**

**Minutes**

**Present:**

**Cllrs: M Cox, C Elsmore, R Drury, M Beard and J Templeton**

Laura Jayne, Assistant Clerk (Minute taking)

1. **Apologies were received from Cllr S Cox**
2. **There were no declarations of interest declared**
3. **There were no new dispensation requests**
4. **To approve the minutes of the Highways and Planning Committee****25 Mar 2025**

Cllr C Elsmore proposed the minutes as being correct. Cllr R Drury seconded.

Cllr M Cox signed a copy of the minutes from 25th of March, as a true and accurate account

1. **To raise matters from the minutes of 25 Mar 2025**

Page 1: Item 9. Spout works – Concerns from business owner over potential road collapse and having to cease operation. Cllr M Cox explained the road was not adopted and should it fall, it would be a matter of health and safety.

Page 3: Item 13 a. Cllr M Cox spoke with Tony Pope and was advised that CTC are able to speak with Pegasus and inform Planning on negotiations re. green spaces.

1. **There were no members of public present**

**HIGHWAYS**

1. **To review tracker and response from GCC Highways** re items noted.

Flooding and lower Market Place - Frequency of drain clearance. Shallow or more frequent? (Correspondence from business owner / resident).

Cllr M Cox read aloud correspondence received from local business owner.

N Choat (GCC Highways) has not yet replied.

County Council Flood Authority is looking for flood mitigation via the Poolway scheme to address lower Market Place and the Spout. Those properties had basement flooding and flooding from the rear off Bank Street and forecourt. The Angel Hotel has a pump which worked for them. There is a concern of people living in flats in vicinity.

St Johns St. owner reported no flooding in November, mitigation previously by FA had worked.

The intense sudden rainfall is the issue with Thurstans Brook. That is what the Poolway scheme is designed to mitigate.

GCC Highways offered to cover cost of skip by lower Market Place businesses after flooding but problem of safe nearby location, so offer not taken up.

1. **To consider implementation of double yellow lines on Ellwood Road, Milkwall.**
2. To look at exact placement of pavement that is being inserted
3. Please look at the position of the pull in on the opposite side, and answer whether the yellow line should go across that. At this point that extra width of carriage way enables passing.
4. Opposite Tara, the yellow lines will make it too narrow. We are concerned about sight line from entrance of development to the corner by the garage.

We accept double yellow lines in principle.

**PLANNING**

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

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| --- | --- | --- |
| **Reference** | **Address** | **Proposal** |
| P1594/23/FUL  And P0372/24/FUL | Land Adjacent To Poolway Farm Gloucester Road Coleford Gloucestershire | Construction of 140 houses and a four-arm roundabout at Baker's Hill/Gloucester Road to access proposed residential development at Poolway Farm. Additional documents and correspondence |
| In response to additional information, we understand from Pegasus that the independently tested financial viability states that affordable housing is not viable on this site. We have not seen evidence of that via the portal, as yet.  Our concerns regarding the 30mph limit extension, and the detail around the roundabout remain. The east side of Mile End road where the 30mph is proposed to start is not public highway and vegetation and signing will make sight lines signifying the roundabout difficult.  There is an oak and some other significant trees on that fringe of the road which we would like to be assessed by the Tree Officer in view of proposed cutting.  The safety concerns around the removal of the gas governor to the new position remain, given the number of HGV’s that use this designated route.  We note the proposed crossing points, but the Poolway Road is the main route to Five Acres High School, and some betterment in terms of crossing would mitigate safety concerns. | | |
| P0381/25/FUL | 1 Edinburgh Place Broadwell Coleford Gloucestershire GL16 7JG | Proposed dropped kerb and parking area to front garden. |
| No objection | | |
| P0326/25/FUL | Pingry Business Park Pingry Lane Milkwall Gloucestershire GL16 8QD | Erection of a B2 general industrial unit and associated landscaping and development |
| No objection, but we are aware of a flood problem near this site in recent years on the B road.  Bat lighting needs to be checked at front / side of building in view of SAC. | | |
| P0427/25/DISCON | Land At The Gorse Coleford Gloucestershire | Discharge of Conditions 7 (Construction Management Plan), 9 (Foul and Surface Water Drainage Scheme), 10 (Site Waste Management Plan), 13 (Construction Environmental Management Plan - Biodiversity) and 17 (Ecological Design Strategy) relating to planning permission P1177/21/FUL |
| 4 conditions cannot be discharged, need more information.  7 (Construction Management Plan): Do not agree with discharge. Insufficient car parking on site for the construction crew stated.  9 (Foul and Surface Water Drainage Scheme): Do not agree with discharge. Report incomplete: More information needed, particularly report from Welsh Water. We agree with comments from drainage officer and awaiting LLFA contribution. Both these need to be satisfied.  10 Waste: Agree with waste officer that we need the strategy to be made appropriate to the site, not just generic.  13 (Construction Environmental Management Plan - Biodiversity): Discharge condition  17 (Ecological Design Strategy): NB the additional tree survey still contains 1.5 the original site examination date, which is now over 3 years ago, so out of date. It would mean this report is not valid. Depending on the time of construction, and season, could the trees be started once main construction complete and inside work continuing, rather than wait a complete year to plant. | | |
| P0425/25/DISCON | Woodlawn House Gorsty Knoll Milkwall Gloucestershire GL16 7LR | •  Discharge of Conditions 06 (external lighting details) and 09 (native hedge planting scheme) relating to planning permission P0258/23/FUL. |
| No objection subject to officers’ statements. | | |
| P0337/25/FUL | 16 Woodgate Road, Mile End, Coleford, Gloucestershire | Erection of a rear first floor extension and alterations to existing roof from hip to gable. |
| Given the recent alterations under permitted development, can Planners study the building control certificates to check those foundations and whole construction are significant enough to add an upper storey.  It is not clear whether there is an additional bedroom in the loft conversion, if so, parking spaces would need to be reassessed.  Overlooking needs to be checked. | | |
| P0336/25/TDC | 29 Coombs Road Coleford Gloucestershire GL16 8AY | Technical Details Consent for the erection of a self-build dwelling following P0746/23/PIP |
| Planning officer to check amenity space in both properties, given that No. 29 has been extended recently. Agree with drainage officer that Welsh Water comment required. | | |

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

Ref. No: P0245/25/TPO | Received: Fri 28 Feb 2025 | Validated: Fri 28 Feb 2025

Status: Consent

Undertake the following works to an Oak tree covered by G1 of DFTPO 170. Remove lowest limb to the north-west and retain as a 2-metre stub. Reduce over-extended north-east lateral limb by 2 metres to make consistent with remaining canopy. Remove dead wood over 25mm and remove Ivy from stem to aid future inspections.

Show more description

Strip Of Land Off Lawdley Road Coleford Gloucestershire GL16 8HS

Ref. No: P0221/25/LD2 | Received: Mon 24 Feb 2025 | Validated: Mon 24 Feb 2025 | Status: Decided

Application under section 192 to establish whether the erection of a rear single storey extension requires planning permission.

3 Southfield Road Coleford Gloucestershire GL16 8BZ

Ref. No: P0100/25/FUL | Received: Mon 27 Jan 2025 | Validated: Tue 18 Feb 2025 | Status: Consent

Erection of a two-storey side extension and removal of existing conservatory

Fir Tree Cottage Union Road Coleford Gloucestershire GL16 7QB

**Noted by members.**

1. **To consider any further aspects for FC discussion re FoDDC Local Plan**
   1. Active travel strategy – FoDDC cannot go to consultation at this time due to period of purdah.
   2. Update section 106 – No update was available.
2. **To consider CNDP Review and make recommendations as necessary**
   1. Update re consultation survey – The survey has now been altered to strictly cover the Vision. Members to complete survey and share word of mouth with others. CNDP to have a stall at Coleford Carnival of Transport.
   2. Steering Group / Theme Groups – to be discussed at next Planning meeting.
3. **To update tracker and consider specific actions/recommendations**
   1. To receive update on P0964/22/FUL St John Church site visit and consultation meeting:

Received delegated consent, subject to two areas being addressed.

If the application is not given consent, it is likely the building will be demolished.

Cllr M Cox to respond to Boxbush Road resident’ correspondence.

* 1. To note correspondence re. 17 Gloucester Road re. enforcement.

**Noted by members.**

* 1. Whitehall Farm and Bristol Terrace listed buildings

For CTC to contact property owners with concern around the standard of maintenance and to ask if they are intending to upgrade in the near future.

To await response before going to Enforcement.

**Meeting end: 12.19**