**Planning and Highways Committee**

 **Tuesday 10 September 2024**

 **10:30am – 12.30pm**

 **Town Council Chamber**

**Agenda**

1. **To note apologies**
2. **To declare interest on items on the agenda**
3. **To allow dispensation requests**
4. **To approve Highways minutes from 18th July 24 (**public safety section will be taken in Full Council)
5. **To raise matters from 18th July 24 Highways minutes**
6. **To approve the minutes of the Planning Committee:****13th August 2024**
7. **To raise matters from the minutes of 13th August 2024**
8. **To amend the minutes of July 30th 2024**
9. **To take comments from the Public Forum**

**HIGHWAYS**

1. **To update re: VAS installation** **and report back on additional poles needed in Staunton Rd and Edenwall.**
2. **To consider Broadwell Bridge traffic data, status of junction, accidents and make any further recommendations**
3. **To receive updates from GCC Highways in conjunction with the Tracker and make recommendations as necessary**
	1. Pavements and walkways: obstruction by hedges/trees
	2. GCC Flood Authority water and roadworks, Whitecliff/Newland St; drains in Market Place
	3. Brown and other sign/tiles replacement. Check on advertising on GCC Highways furniture
	4. Roadworks: Coalway Rd and rolling programme
	5. See item 19 below
	6. Active travel: Mushet Walk design report back; cycle rack positioning
	7. St John St TRO signs for parking changed and loading concerns from traders
	8. EV charging in main car park update
	9. Bakers Hill triangle seeding etc

**PLANNING**

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

|  |  |  |  |
| --- | --- | --- | --- |
| **Reference** | **Address** | **Proposal** | **Due by** |
| P0983/24/FUL | 33 Woodgate Road Mile End GL16 7QJ | Demolition of existing attached garage. Erection of two-storey front/side extension, change of existing roof covering, and erection of detached garage/garden store. |  |
|  |  |
| P0986/24/FUL | 5 South Road Broadwell Gloucestershire GL16 7BH | Change of use from a mixed use residential and funeral directors premises to a funeral directors premises (retrospective)  |  |
|  |  |
| P0940/24/FUL | 14 Forsdene Walk Coalway Coleford GL16 7JZ | Erection of single-storey rear extension and alterations. |  |
|  |  |
| P1594/23/FUL(Revised plans) | Poolway Farm Gloucester Road Coleford GL16 7QA | Proposed development of 140 dwellings with associated access, roads, footways, parking, drainage, open space and landscaping, retention of Poolway Farmhouse and demolition of associated redundant ancillary buildings.  |  |
|  |  |

1. **To note recent planning and Appeal decisions and comment as necessary**
	1. **Appeal** re: Land at Perrygrove P1003/22/FUL re drive-thru restaurants dismissed
	2. **Decisions: July**

Addition of balcony, alterations to dormer window

Meadow Rise Lower Lane Five Acres Coleford Gloucestershire GL16 7QN

Ref. No: P0610/24/FUL | Received: Thu 16 May 2024 | Validated: Tue 04 Jun 2024 | Status: Consent

Part conversion of dwelling to an annexe and proposed alternative use as a holiday let with associated works (part retrospective)

The Field Poolway Road Broadwell Coleford Gloucestershire GL16 7BE

Ref. No: P0562/24/FUL | Received: Thu 09 May 2024 | Validated: Tue 04 Jun 2024 | Status: Consent

Demolition of existing garage and replace with two-storey extension, internal alterations with dormer projection to existing roof, roof alterations to existing detached garage and associated hard and soft landscaping.

The Old Church Scowles Coleford Gloucestershire GL16 8QT

Ref. No: P0554/24/FUL | Received: Tue 07 May 2024 | Validated: Tue 21 May 2024 | Status: Consent

Approval of reserved matters application (Access, Appearance, Landscaping, Layout and Scale) of outline permission P1681/21/OUT for the erection of 2 dwellings with associated works. Discharge of Conditions 2 (foul and surface water drainage), 3 (site levels), 4 (access, EV and cycle facilities), 5 (materials), 6 (landscaping) and 10 (biodiversity)

Land At The Slopes Union Road Bakers Hill Coleford Gloucestershire GL16 7QB

Ref. No: P0458/24/APP | Received: Mon 08 Apr 2024 | Validated: Tue 09 Apr 2024 | Status: Consent

Erection of two storey extension to front elevation, single storey wraparound extension to rear and side elevations and associated works.

Woodlawn House Gorsty Knoll Milkwall Gloucestershire GL16 7LR

Ref. No: P0258/23/FUL | Received: Tue 21 Feb 2023 | Validated: Thu 23 Mar 2023 | Status: Consent

**Decisions Aug**

Proposed alterations to create 8 hotel rooms with associated (part) change of use

Forest Hills Golf Club Mile End Road Mile End Gloucestershire GL16 7QD

Ref. No: P0787/24/FUL | Received: Thu 27 Jun 2024 | Validated: Wed 10 Jul 2024 | Status: Consent

Erection of single storey flat roof timber frame extension to replace existing sunroom to provide ground floor bedroom and wet room

118 Tufthorn Avenue Coleford Gloucestershire GL16 8PT

Ref. No: P0785/24/FUL | Received: Wed 26 Jun 2024 | Validated: Tue 09 Jul 2024 | Status: Consent

Erection of ground floor extension to create sunroom.

Rose Cottage Gorsty Knoll Milkwall Coleford Gloucestershire GL16 7LR

Ref. No: P1639/23/FUL | Received: Tue 05 Dec 2023 | Validated: Thu 18 Jan 2024 | Status: Consent

1. **To consider change of use for upper floor of 4 Mushet Walk and progress**
2. **To consider letter received 23 August 24** **from FoDDC re Section 106 monies**
3. **To update tracker and consider specific actions/recommendations**
4. Update re St Johns Church
5. Report re Tufthorn Ave phase 2
6. Update re water and current works
7. **To note changes announced by Gov.UK re: Planning and consider comments** [Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK (www.gov.uk)](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system)
	1. Basic substance of changes and new NPPF
	2. Training available from GAPTC
	3. Comments to be sent by deadline 11.45 Tuesday 24 September
8. **To consider representations to the consultation by Gloucestershire County Council on their Local Development Guide (LDG)** **which closes on 29th September 2024**. See <https://haveyoursaygloucestershire.uk.engagementhq.com/local-development-guide-consultation>
9. **To consider any further aspects for FC discussion re: FoDDC Local Plan. Note:**
	1. Cemetery, capacity and position
	2. Community regeneration plan and UWE

1. **To consider timing and recommendations re: CNDP Review**