**Planning Committee**

**Tuesday 28 May 2024**

**10:30am – 12:30pm**

**Coleford Town Council Chamber**

**Minutes**

**Present: Cllrs M Cox, P Kyne, C Elsmore and S Cox**

Assistant Clerk: L Jayne minute taking

Administrator: L Olley present

1. **Apologies were received from Cllr M Beard**
2. **No declarations of interest were declared**
3. **No new dispensation requests were received**
4. **To approve the minutes of the Planning Committee:****14 May 2024**

It was noted that on item 10 the information carries over onto the following page

Amendment: Item 12, details of the Neighbourhood monitoring report to be circulated.

Cllr C Elsmore declared the minutes of the 14th May to be a true and accurate account. Cllr M Cox signed a copy of the minutes.

1. **To raise matters from the minutes of 14 May 2024**

To repeat Coalway tree email to Hannah

Expecting enforcement to act straight away on Gloucester Road

1. **There were no public members present**
2. **To consider the following applications:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Reference** | **Address** | **Proposal** | **Due by** |
| P0372/24/FUL | Land Adjacent To Poolway Farm, Gloucester Road, Coleford, | Construction of a four-arm roundabout at Baker's Hill/Gloucester Road to access proposed residential development at Poolway Farm. |  |
| **CTC to send FoDDC Planning collected traffic figures for the area.**  **Cllr M Cox requested delegated authority with Clerk, to go back and check the comments submitted against the 90 houses (now withdrawn) which may be valid for the current 140 houses at Poolway .**  **Cllr C Elsmore seconded. All agreed.**  **Additional comments:**   * **The roundabout needs to be engineered in order to cope with the number of HGVs that use the route. We have received data from Lucozade Ribena Suntory stating that over a 24 hour period, between 60-80 HGVs would pass through the area.** * **The gas governor should be on the west side of the junction, as on the east side there will be poor visibility turning right or left from Poolway Road. It will also become a safety hazard for downwards speeding traffic, noting that on page 3 of the Stage 1 Road Safety & Mobility Audit, the surveys identified 85th percentile vehicle speeds of 43.4mph northeastbound and 39.7mph southwestbound along the B4028.** | | | |
| **P0458/24/APP** | Land At The Slopes Union Road Bakers Hill Coleford Gloucestershire GL16 7QB | **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)** |  |
| **Condition 2:** we need the drainage officer’s comments to be fulfilled.  We note that the sewerage is going into Mile End sewer which we know to be of a small dimension.  **Condition 3:** given the difference in levels we question whether there is sufficient drainage from the garden area into the system.  **Condition 4:** **no discharge.**  Given the synchronicity of the application, an awareness of the scheduled roundabout (P0372/24/FUL) needs to be considered. The visibility splay to the west is insufficient given the potential speed of the downhill traffic from Mile End to the junction. An advanced warning sign of the roundabout is needed.  **Condition 5: no information provided so unable to discharge.**  **Condition 6:** we question the hard landscaping at the point where the wall hits the edge of the Mile End road / Bakers Hill.  **Condition 10:** room for improved biodiversity. | | | |
| **P0554/24/FUL** | The Old Church Scowles Coleford Gloucestershire GL16 8QT | 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. |  |
| **No objection**  **Subject to** the parking being appropriate.  We need more information, given that the property has 4 bedrooms.  Although this property is within the Green Ring (CNE2) with distinctive character, this is essentially an extension of an existing property, away from the obvious church elevation. | | | |
|  | | | |
| **P0536/24/FUL** | Angel Farm Newland Street Coleford GL16 8NA | Erection of single storey, one bedroom living accommodation in the garden of existing property for elderly relative |  |
| The proposed extension is physically separate from the main farmhouse and is located technically outside of the settlement boundary, **within** the Green Ring. This means the building will be infringing on policy CNE2, as well as the open countryside, noting the wording from the architect.  Should this be approved, there would have to be a condition that the new extension is linked to the new property and cannot be utilised as a separate dwelling. | | | |

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

Trees covered by T2, T4, T5, T6, T7, T8, G3, G4, G5, G6, G7, G9 and A1 of Tree Preservation Order number DFTPO 11, remove lower branches adjacent to road to a height of 4 metres above ground level to allow adequate clearance for passing vehicles.

Buchanans Recreation Ground Victoria Road Coleford Gloucestershire GL16 8DS

**Ref. No: P0413/24/TPO | Received: Thu 28 Mar 2024 | Validated: Fri 12 Apr 2024 | Status: Consent**

Development of site to provide no. 2 restaurants with takeaway and drive through with the construction of associated infrastructure (Resubmission)

Land At Perrygrove Road Coleford Gloucestershire

**Ref. No: P0282/24/FUL | Received: Fri 01 Mar 2024 | Validated: Thu 21 Mar 2024 | Status: Refused**

Minor alterations to carpark layout including the removal of two semi-mature trees and their replacement

The Main Place, Main Hall And Kitchen Old Station Way Coleford Gloucestershire GL16 8RH

**Ref. No: P0219/24/FUL | Received: Mon 12 Feb 2024 | Validated: Fri 08 Mar 2024 | Status: Consent**

Change of use of outbuilding within residential curtilage Use Class C3 to hairdressers Use Class E (Retrospective)

7 Holcot Road Coalway Coleford Gloucestershire GL16 7HJ

**Ref. No: P0123/24/FUL | Received: Wed 24 Jan 2024 | Validated: Thu 25 Jan 2024 | Status: Consent**

**Noted by Members.**

1. **To update tracker and consider specific actions/recommendations**
2. Tufthorn phase 2 update
3. NDP report back after Annual Assembly
4. Water and intended works at The Spout and elsewhere

**The tracker was discussed with any relevant updates, added.**

1. **Update on Local Plan and also re progress of CNDP Review**
2. to note draft LP to go to FoDDC Full Council: view at <https://meetings.fdean.gov.uk/documents/g4424/Public%20reports%20pack%2016th-May-2024%2017.30%20Cabinet.pdf?T=10> and raise initial questions/comments
3. to pursue lack of e charging points in Old Station Way car park in proposed draft to FoDDC (full council)

**Noted.**

1. to arrange another workshop with Planners to consider housing allocation, allotment, cemetery and environment, Active Travel

FoDDC Planners to come back with suitable date.

For a pre-meeting to be arranged prior to FoDDC Planners meeting.

b). **Neighbourhood planning training Sept 25th**: numbers to attend (see circulation).

There were at least 4 members available to attend. For the office to arrange.

Cllr M Cox informed the room that members are to begin looking at the Local Plan / NDP. To look at initial thoughts at the next CTC Planning meeting.

Local Draft Plan to go to FoDDC’s Full Council meeting on the 30th of May.

**Meeting end: 12.14**