**Planning Committee**

**Tuesday 14 May 2024**

**10:30am – 12:30pm**

**The Main Place**

**Minutes**

**Present: Cllrs M Cox, C Elsmore and M Beard.**

Assistant Clerk L Jayne minute taking.

1. **Apologies were received from Cllrs S Cox and R Drury.**
2. **No declarations of interest were received.**
3. **No dispensation requests were received.**
4. **To approve the minutes of the Planning Committee:****30 April 2024.**

**Cllr C Elsmore declared the minutes of the 30th of April to be a true and accurate account. Cllr M Cox signed a copy of the minutes.**

1. **To raise matters from the minutes of 30 April 2024.**

Housing developers, Stantonbury BDC will be arranging to meet with Forest of Dean District Council (FoDDC) planning and housing officers, relating to phase 2 of the Tufthorn Avenue development.

Re: Coalway tree and Forestry England (FE) CTC to find out what’s happening with Coalway and other small parcels of land (to change FE to Forestry England in previous minutes).

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

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| **Reference** | **Address** | **Proposal** | **Due by** |
| P0372/24/FUL | Land Adjacent To Poolway Farm, Gloucester Road, Coleford, Gloucestershire. | Construction of a four-arm roundabout at Baker's Hill/Gloucester Road to access proposed residential development at Poolway Farm. | 14 May |
| **OBJECTION**  Although in principle we accept the concept of the construction of a roundabout to be placed at the bottom of Bakers Hill / Gloucester Road aligning with the 140 houses proposed, we are objecting to this application as it stands. This is due to there being too much theory and standardisation, omissions of real life information, and thus a lack of tailoring relating this roundabout to the traffic flow now, let alone when 140 houses may be built.  The implementing of a 28 meter ICD Compact roundabout is going to be a major change, not just for the 140 proposed houses of the Poolway development but for the whole access to the gateway into Coleford, especially from the north arm. Access to and from Pike Road and the Paddocks, given the 70m stopping sight begins at these locations is not fully considered. We are concerned around how safely vehicles will be able to turn right from Pike Road,  Further safety concerns are as follows:  Speed, traffic and change of driving habits:  CTC want to see real traffic figures, to include HGVs, as this is the designated HGV route into Coleford, acknowledging difficulties that HGV’s will encounter coming down the north side hill, from A4136.  The swept path analysis needs complete revision, as it has not allowed for actual HGVs that will be there. At present, Lucozade and Ribena Suntory (LRS) have stated that between 90 – 120 HGVs enter and leave the site, this means 180 – 240 vehicle movements per day, with the A4136 being a key delivery route. Document 23/0557 shows no HGVs going into the town.  We will be providing further information withmore specific HGV lorry traffic. We will also be carrying out our own traffic counts, also noting that volumes of traffic will dramatically increase if the proposed 140 houses are given permission. The pause when approaching and giving way at the roundabout will also affect traffic, and driving habits in this area will need to change to allow for this.  There are concerns over the speed that vehicles will be travelling at when driving down the hill and into a blind bend with poor visibility. This affects the roundabout but also the separate works further up the hill  Pedestrians:  We do not think the proposed arrangements are suitable for pedestrians, specifically on the road that goes north, due to safety concerns around speed control and escape potential for HGV’s progressing down the hill. We think the crossing on the west arm should be the prime direction for pedestrians. Additionally, we would like to see the bus stop remain where it is currently situated.  Safety mobility audit 2.3 and 2.4 pedestrian crossing, 2.5 ignores any reference to HGVs.  Flooding consideration:  We must state that the access road to the proposed development where the land dips, should never flood, as this is the only way in and out for vehicles. We have concerns that the raising of the road will not be completed to a sufficient height to mitigate any flooding.  Speed:  The entirety of Bakers Hill up to the existing 30 mph sign at Mile End will need to be a 30mph zone to ensure all vehicles, including HGV’s are at a safe and correct speed when approaching the roundabout.    Positioning of roundabout and movement of current features:  There needs to be adequate space to allow for a full sized and substantial roundabout (not a crossroads with small island that can be easily driven over). There is great concern around the pinch point area coming down the hill, as consideration has not been given for 2 HGV’s passing each other. and negotiations will have to take place with all other land owners for this to progress  CTC also want to ensure the preservation of the local green space on the eastern corner:any offsetting of green could be remedied by creating a green centre of the roundabout (CC4)  Gas governor:  The movement of the gas governor has to be well thought out to avoid incidents where vehicles may come off the road at speed, travelling down the hill and drive into it (given the siting on the 140 application).We suggest the governor is moved to the opposite side of where it is currently situated, to the south west.  We will await comments from Wales and West Utilities, noting that any disruption due to a change in placement must be included in the Construction Management Plan.  CNE2 Green ring policy states that without conditioned enhancement of biodiversity, green ring areas cannot be utilised even without active residential development. We support the comments of the sustainability officer around environment. However, there also may be the need for an archaeological report as this location includes the remains of an old toll house, which has not been mentioned at all.  We agree with the comments made by the Public Rights of Way officer. | | | |
| P0329/24/FUL | High View , Scowles, Coleford, Gloucestershire. | Replacement of existing Dutch barn with workshop/garage | 16 May |
| We cannot make comment on such a poorly represented application.  The poor presentation from FoDDC indicates that they should have gone back to the applicant for better quality and reproduction. | | | |
| P0049/24/DISCON | Sevenoaks Lords Hill Coleford GL16 8BG | Discharge of Condition 04 (biodiversity enhancement) relating to planning permission P0355/23/FUL | N/A |
| Condition can be discharged.  We note that the pond at Bells Field has not been included in the ecology report. | | | |
| P0460/24/APP | Land To The East Of Harpers Close Coalway Road Coalway Coleford GL16 7FG | Approval of reserved matters (Access, Appearance, Landscaping, Layout, Scale) of outline permission P1360/21/OUT for the erection of 5 dwellings, construction of vehicular access and associated works. Discharge of Conditions 4 (site sections and levels), 5 (Construction Method Statement), 6 (Construction Ecological Management Plan), 7 (Surface Water Drainage Scheme) and 9 (external lighting) | 22 May |
| Reserved matters condition by number  4. Site sections could be approved  5  Not approved: construction method statement: This access is a significant uphill from the site onto Coalway Road (which is a regular Speedwatch site). It is also within the setting of listed building opposite so vehicular access especially during construction is a real concern. The statement does not have sufficient weight attributed to this in terms of road safety.  In addition, we note that land not within the site (but within the Green Ring)  is being used as the compound because of the tightness on site. Is sustainability and planning happy about that? If this is agreed, it means another area of Green Ring will be nibbled away. Should planning agree this, then full inspection would be required to be done to check the land was completely reinstated to planning & building regs  satisfaction. However, It could set a precedent of ribbon development encroaching further.  7 not approved omission on engineering drawing to locate final pump connection, detailed drainage engineering needs specialist drainage approval from FoDDC  6 & 9.not approved: check needed by sustainability team to look at Green Ring aspects (see above) and lighting details, re. bats wildlife. | | | |
| P0436/24/OUT | 15 Lords Hill, Coleford, Gloucestershire, GL16 8BG. | Outline application for the erection of 7 dwellings (some matters reserved) | 30 May |
| **Objection**:  At the Lidl application there was much debate re this junction, and the potential queueing back from both Lords Hill and from the Gloucester Rd traffic lights. This is a regular daily occurrence now. The bus stop just by the site in Lords Hill and the traffic island all make this a complex junction on two main gateways.The ingress and egress is not safe for this scale of development, with the gradient as well.The existing layby is parked in most of the time, and cannot be seen as clear to fulfil the visibility splay criteria.  It would be very difficult over the construction period, causing major disruption to the flow of traffic around and through Coleford.  This is the older streetscape leading up Lords Hill and the new development would disrupt the traditional and distinctive character. | | | |

1. **To note recent planning and Appeal decisions and comment as necessary.**
   1. **P1715/23/FUL** | Removal of Condition 2 (privacy panel and obscure glazing details) relating to planning permission P1112/22/FUL as not consistent with local precedent created by similar neighbouring recreational areas.

**17 Gloucester Road Coleford Gloucestershire GL16 8BH Refused**

Reason01. Inadequate evidence has been submitted to demonstrate that condition (02) of planning permission P1112/22/FUL is unreasonable. The removal of condition (02) could result in adverse impacts and detrimental harm to the residential amenity of the adjoining dwellings due to overlooking which would conflict with the National Planning Policy Framework, National Planning Practice Guidance, Policies CSP.1 of the Core Strategy, Policies AP.1 and AP.4 of the Allocations Plan, CH2 of the Coleford Neighbourhood Development Plan and the Forest of Dean Residential Design Guide (Alterations and Extensions).

**Noted by Members.**

**David Mills of David Mills Planning Services to be updated.**

1. **To update tracker and consider specific actions/recommendations.**
2. Ellwood Rd update re status.
3. NDP report for Annual Assembly draft.

The tracker was discussed, with any relevant updates added.

1. **To respond to the Wye Valley National Landscape Partnership, Draft Position Statements Consultation, deadline 14 June.** [**https://www.wyevalley-nl.org.uk/caring-for-wye-valley-aonb/planning/position-statements/**](https://www.wyevalley-nl.org.uk/caring-for-wye-valley-aonb/planning/position-statements/)see draft points

Planning Committee to make draft points as recommendations, to then go to Environment Committee for further consideration and later to Full Council for Council agreement.

Cllr M Cox proposed to go forward with all recommendations within the dark skies summary.

Re. Renewable energy summary:

We support recommendations but we would also like to see priorities 1 and 2 being effectively put into planning consideration and especially in terms of cumulative impact.

1. **To report back on FoDDC scrutiny inquiry re Planning and make any recommendations.**

Cllr M Cox updated Members regarding the FoDDC Scrutiny inquiry. Stating that there was an importance around communication. CTC’s questions were answered in part.

Draft report to be published in a few weeks.

1. **Update on Local Plan and also re. progress of CNDP Review.**
2. to consider feedback from FoDDC re open spaces, conservation area, LGS
3. to arrange another workshop to consider housing allocation, allotment, cemetery and environment, Active Travel. **Section 106.**
4. Neighbourhood planning training Sept 25: numbers to attend.

After some discussion, it was agreed to chase FoDDC Planners for a proposed date for next Planning workshop. To complete the green spaces workshop.

Cllr M Cox reiterated the importance of the NDP monitoring review.

Details of the Neighbourhood Planning meeting to be circulated, for Committee Members to feedback with any amendments or additions.

**Meeting end: 12:10pm.**