**Planning Committee**

**Tuesday 30th April 2024**

**10:30am – 12:30pm**

**The Main Place**

**Minutes**

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

1. **No apologies were received**
2. **Coleford Town Council declares an interest in P0413/24/TPO**
3. **There were no new dispensation requests**
4. **To approve the minutes of the Planning Committee:****26 March 2024**

The minutes were proposed and unanimously agreed as an accurate reflection.

**Cllr M Cox signed the minutes as a true and accurate record**

1. **To raise matters from the minutes of 26 March 2024**

There were no matters arising.

1. **There were no members of the 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.  Traffic count needed – add to tracker | Extension accepted to 14 May |
| P0282/24/FUL | Land At, Perrygrove Road, Coleford, Gloucestershire. | Development of site to provide no. 2 restaurants with takeaway and drive through with the construction of associated infrastructure **(Resubmission)**  **Object**  **Based on the 4 reasons for refusal of P1003/22/FUL, previous comments apply:**   1. **Further sequential tests comments do not alter the fact that this drive through is outside the town centre.** 2. **Additional information requires conditions by sustainability team** 3. **Pedestrian access pavement from Rock Lane to Perrygrove Road covers acute bend. HGVs can clip the existing bank at this point. GCC Highways need to check detail.**   **NB: please note 180-240 HGV movements into adjoining Lucozade Suntory site per day and in summer up to 300.**   1. **See photos on previous appeal comment. GCC Highways requested to review issue of that scale of HGV movements as not referred to in their comment to date on this application.**   **Additional comments:**  **Opening hours are required. This may be something like 7am-10pm.**  **Environmental health don’t have sufficient information. We support their request for more. Is EHO satisfied with conditions relating to litter, and specifically food waste on the roadside in relation to vermin.** | 30 Apr |
| P0413/24/TPO | Buchanan’s Recreation Ground, Victoria Road, Coleford, Gloucestershire. | 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.  As CTC has an easement on this road to access KGV, we declare an interest. | 9 May |
| P0429/24/FUL | The Beeches , Cinderhill, Coleford, Gloucestershire. | Erection of a Detached Double Garage.  No objection subject to clarification of height of roof | 9 May |
| P0334/24/FUL | 86 Tufthorn Avenue, Coleford, Gloucestershire, GL16 8PT. | Erection of a single storey rear extension  No objection | 3 May |
| P0292/24/FUL | The Barns, Pingry Lane, Milkwall, Coleford. | Variation of Condition 2 (approved plans) for minor drawing change to the ancillary storage building relating to appeal decision APP/P1615/W/16/3142652 following refusal of P1223/15/FUL  No objection, subject to clarification of information regarding intended materials. | 3 May |
| P0329/24/FUL | High View , Scowles, Coleford, Gloucestershire. | Replacement of existing Dutch barn with workshop/garage  Lack of information is such that it is insufficient for any council to make a decision. No heights or measurements or clear plans. We will expect further information by 16th May. To be added to next agenda. | Extension accepted to 16 May |

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

Proposed development of 90 dwellings with associated access, roads, footways, parking, drainage, open space and landscaping, retention of Poolway Farmhouse and demolition of associated redundant ancillary buildings.

Poolway Farm Gloucester Road Coleford Gloucestershire GL16 7QA

**Ref. No: P1105/22/FUL | Received: Wed 03 Aug 2022 | Validated: Thu 04 Aug 2022 | Status: withdrawn**

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

1 Park Road Coleford Gloucestershire GL16 8AX

**Ref. No: P0208/24/LD2 | Received: Fri 09 Feb 2024 | Validated: Fri 09 Feb 2024 | Status: Decided, lawful**: works which do not require the benefit of planning permission

Non material amendment to application P1271/23/FUL to change oak framed carport structure to ground floor to rendered masonry piers

1 The Purples Coalway Coleford Gloucestershire GL16 7JL

**Ref. No: P0310/24/NONMAT | Received: Thu 07 Mar 2024 | Validated: Thu 07 Mar 2024 | Status: Consent**

An application under Section 191 claiming that for a period in excess of ten years Condition 3 of planning permission P1042/12/FUL that restricted the maximum period a touring caravan could remain on site in any one year to 4 weeks, has not been complied with (resubmission)

Campsite Rushmere Farm Crossways Coleford Gloucestershire GL16 8QP

**Ref. No: P0257/24/LD1 | Received: Thu 22 Feb 2024 | Validated: Thu 22 Feb 2024 | Status: withdrawn**

Application under Section 192 to establish whether the erection of a carport to existing parking area requires planning permission

2 Furnace View Whitecliff Coleford Gloucestershire GL16 8NB

**Ref. No: P0227/24/LD2 | Received: Wed 14 Feb 2024 | Validated: Wed 14 Feb 2024 | Status: Decided,** **proposal involves works which do not require the benefit of planning permission.**

**P2100/21/FUL Land At Ellwood Road Milkwall, Ellwood Road, Milkwall Erection of 47 Dwellings Delegated consent.** Multiple conditions.

Delegated permission was given to officer to refuse. CTC would like to know the outcome.

1. To note for later consideration: 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/>

To agenda for next meeting to give councillors time to review.

**10.To update tracker and consider specific actions/recommendations**

Notification from FODDC of Scrutiny enquiry re: planning process changes. Since our previous comments, our relationship with planning has improved. Quality of planning applications is still substandard e.g. P0329/24/FUL. Any work by planning to encourage applicants to send in appropriate forms and to only validate when that is the case would be appreciated. Updates on info regarding appeals would be appreciated, especially where attendance is required. Updates on enforcement could be more timely.

Training required on enforcement on hedge and boundary considerations.

It was closed at the enforcement case conference.

We want to have an update on the situation re: Five Acres development. There has been a meeting. District Councillors to investigate and report back to us. We are disappointed that we have not been kept informed.

Water – no response from Joe Baker as to who is inspecting work at Thurstan’s Rise. NC to adopt. We want an update from Joe on progress.

Not heard anything re: appeal.

Cllr Beard to update re: War Memorials.

1. Tufthorn Avenue phase 2

Following discussions, the developer is going to get in touch with the planning and housing officers at FODDC

Neighbourhood planning – Cllrs to contact Cllr M Cox

Coalway tree – progress with FE – find out what is happening

1. NDP Report for Annual Assembly

Cllr M Cox will draft something and send it around for comment.

1. **Update on Local Plan and also re. progress of CNDP Review**

Review green spaces in Coleford

Meeting with Planners re allocations, green spaces, cemetery, active travel policies, section 106 – ask them to suggest some dates.

Date of draft for consultation

Cllr M Cox updated on progress so far. Any green spaces anyone is aware of, please let Cllr M Cox know.

Active travel in as a local plan policy, not just NDP policy.

W3W locations are required.

Army have been back to FODDC to say Beachley won’t be available for another 10 years.

FODDC still on schedule with local plan, but still some policies to be ratified.

**Meeting end: 12:30pm**