**Planning Committee**

**Tuesday 25 June 2024**

**10:30am – 12:30pm**

**Town Council Chamber**

**Minutes**

**Present: Cllr M Cox, S Cox, C Elsmore, M Beard**

Laura Jayne – Assistant clerk, minute taking

**Members of public in attendance: Public Member 1 (PM1)**

1. **There were no apologies received**
2. **There were no declarations of interest declared**
3. **There were no new dispensation requests received**
4. **To approve the minutes of the Planning Committee:****11 June 2024**

Cllr C Elsmore declared the minutes of the 11 June to be a true and accurate account.

Cllr M Beard seconded, and it was unanimously agreed.

Cllr M Cox signed a copy of the minutes.

1. **To raise matters from the minutes of 11 June 2024**

To check FoDDC planning procedures relating to informing neighbouring properties of planning applications and to follow up on scrutiny report.

1. **To take comments from the Public Forum**

Cllr M Cox welcomed PM1 to the meeting and invited them to address Council for the allocated 3 minutes.

Concerns were raised relating to Poolway Farm, as their property backs onto the field behind intended for development. It was stated that the public footpath which was at one stage going to be taken away, is now remaining as it is. Flooding down the path was an ongoing issue, which was noted. Bat boxes are now being put in. An awareness of the cut out to the North of the development which could potentially lead to future development in the neighbouring field. Concerns around the access to the development from proposed roundabout and a query around whether there will be restrictions on when they build, as the local hospice permission has restriction that they cannot start building works during nesting times.

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

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| **Reference** | **Address** | **Proposal** | **Due by** |
| P1594/23/FUL | **Poolway Farm Gloucester Road Coleford** | **Revised information:**  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. | 27 June |
| (See page 2 of minutes)  Green Ring:  We do not see any revisions which explain the need for the vacant area to the south of the applicant’s northern corridor, as green ring it is therefore protected from development. I.e no houses should be built there.  We are informed that this particular vacant area is where the burning of BSE carcasses took place. Toxicity investigations need to be reported on, this does not seem to have been covered in the waste investigation.  Affordable Housing:  In the revisions no further information is evident to address the issue of affordable housing which would be required under current policies.  Drainage:  We note the changes to the drainage and the improved road levels along the access / egress. The detail of specific changes of level with a number of the houses under build, means that GCC Flood authority is satisfied that completion to this drawing specification will ensure no increase in flooding, either new or exacerbated / existing. The inspection of the works by GCC Authority to show compliance to this drawing will reassure new residents and old, that the flooding will not affect housing.  We underline our questions on the infrastructure into and through the town in terms of the sewer and its cumulative capacity on this particular sewer. Welsh water seem to be satisfied, but we repeat our concerns as to the capacity, leading into the town.  Traffic:  Please see the implications for traffic with the design of the roundabout (P0372/24/FUL application ) for the egress / ingress to the estate. There is insufficient public transport to mitigate the impact of this number of cars at this junction and into town. Residents who use Pike Road are concerned about queuing traffic because of the roundabout.  Removal and reinstatement of gas governor:  The appropriate authorities need to be consulted and have approved the detail of the change. CTC is concerned about the hazardous repositioning on the left-hand downhill approach, should any HGV or other vehicle lose control.  In environmental terms further enhancement could be made around the non-designated farmhouse given the proposed demolition of buildings where roosts / nests occur. The southern boundary hedges and plan for maintenance of same needs to be clear, without any awkward strips which cannot be managed.  Management of the estate, its ecology, and the relationship with the PRoW needs to be explicit to the satisfaction of the PRoW Officer. We support comments made by the PRoW Officer.  A check on any remaining Toll house evidence by the access road should be considered by archaeology. | | | |

The meeting was suspended for a total of 3 minutes to address questions and seek information.

**Appeal:**

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| **Reference** | **Address** | **Proposal** | **Due by** |
| **Planning Inspectorate ref:** APP/P1615/W/24/3341217  P1762/22/OUT | The Coach House, Edenwall Road, Coalway, Coleford, GL16 7HW | Outline application for the erection of 7 dwellings with associated parking, landscaping and works (some matters reserved). | Written representation by 22nd July |
| **Representation made online on 26/06/24**  **Objection**  Paragraph 14 of amended statement of case does not explain why this employment area should not be sustained so this is against policy CE2. The site could be used for other employment than what is already there.  Please see attached photos of the approach to the site, which is claimed to be adopted road. Significant work to upgrade this would need to be done before anything could be constructed should the application be approved. Conditions should be added which also take account of the importance of trees along that approach during construction. | | | |

1. **To note recent planning and Appeal decisions and comment as necessary**
2. **Update given on APP/P1615/W/23/3333618 (P0682/23/FUL) Land adjacent 6 Bowens Hill** dismissed as land not had change of use from previous associated with 6 Bowens Hilll Rd
3. **Application Ref: P0049/24/DISCON**

Application Validated: Tue 30 Apr 2024

Address: Sevenoaks Lords Hill Coleford GL16 8BG

Proposal: Discharge of Condition 04 (biodiversity enhancement) relating to planning permission P0355/23/FUL.

Status: Consent

**Decision: Granted Permission**

Decision Issued Date: Mon 17 Jun 2024

**Noted.**

1. **To update tracker and consider specific actions/recommendations**
   1. Cllr M Cox provided an update to the works to Spout Lane
   2. Assistant Clerk provided an update to 17 Gloucester Road and the investigative work that had been carried out by County Cllr C Allaway-Martin (Gloucestershire County Council)
2. **To note and understand the Listed Buildings consent (LBC) for CTC works to Coleford Clock Tower, and conditions P1500/23/LBC**

Cllr M Beard provided members with an update to clock tower works and the recent LBC consent that had been authorised.

To progress with the National Lottery Heritage Fund Pre-Application Enquiry.

Noted by all.

1. **Update on Forest of Dean District Council (FoDDC) Local Plan and also re progress of CNDP Review**
2. The full draft has been agreed to go to consultation from 8 July 2024

and close on 13 August 2024. Progress to date and the draft that went to Cabinet at FoDDC is at: <https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/draft-local-plan-2041/>

For CTC Planning to sign up to the consultation registration.

Drop-in sessions will be available for members of the public to attend on:

Monday 15th July at FoDDC Council Offices, Coleford, 3:00pm – 7:00pm

Planning Committee Members are encouraged to attend.

Deferred from meeting 11 June: To discuss key policies and consider initial areas of concern / initiatives before meeting the Planners.

Awaiting Planning availability.

1. Neighbourhood planning training Sept 25th: Email with training details sent to Members, <https://www.nalc.gov.uk/our-events/online-events> Attendance and applicability to be agreed and recommendation taken to Full Council for training costs.

Assistant clerk updated the room that this would be covered under the Training budget and would not need to go to Full Council for approval.

Numbers to be confirmed.

**It was noted that there will be just one planning committee meeting in August**

**Meeting end: 12.27**