**Planning Committee**

**Tuesday 30 July 2024**

**10:30am – 12:30pm**

**Town Council Chamber**

**Minutes**

**Present: Cllrs S Cox (acting Chair), C Elsmore, J Templeton,**

**M Beard and R Drury**

1. **Cllr M Cox sent apologies for attending the meeting late**
2. **No interests were declared in items on the agenda**
3. **There were no new dispensation requests received**
4. **To approve the minutes of the Planning Committee:****16 July 2024**

It was proposed by Cllr C Elsmore that the minutes of the 16th of July were correct.

Cllr J Templeton seconded this and a copy of the minutes were signed by Cllr S Cox, as standing Chair, as a true and accurate account.

1. **To raise matters from the minutes of 16 July 2024**

Page 3: Bale boundary change

Cllr C Elsmore provided an update, stating that the Forest of Dean District Council (FoDDC) will start looking in a months’ time into the boundary change.

However, this is a parish wide project and could take up to 12 months to complete the transfers, due to processes and having to go to public consultation.

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

|  |  |  |  |
| --- | --- | --- | --- |
| **Reference** | **Address** | **Proposal** | **Due by** |
| **P0070/24/DISCON** | **8 Birch Park Coalway Coleford GL16 7RU** | Discharge of condition 08 (surface water drainage) relating to P0110/22/FUL |  |
| No objection  We support this, provided that the drainage officer is satisfied with the discharge | | | |
| **P0787/24/FUL** | **Forest Hills Golf Club**  **Mile End Rd Mile End GL16 7QD** | Proposed alterations to create 8 hotel rooms with associated (part) change of use | 6 Aug |
| No objection  We have no objection to the project and welcome the addition of this type of accommodation.  However, we are interested in knowing if there are plans to include a lift for first-floor access.  Additionally, we would like to ensure that adequate health and safety provisions are in place. | | | |

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

* [**Demolition of existing rear extension and replace with single-storey rear extension and associated works.**](https://publicaccess.fdean.gov.uk/online-applications/applicationDetails.do?keyVal=SDS51GHIII200&activeTab=summary)

**22 Perch Drive Mile End Coleford Gloucestershire GL16 7DG**

**Ref. No: P0624/24/FUL|Received: Mon 20 May 2024 | Validated: Tue 21 May 2024 | Status: Consent**

* [**Erection of single-storey extension to provide kitchen/dining area and double garage.**](https://publicaccess.fdean.gov.uk/online-applications/applicationDetails.do?keyVal=SDMC2BHIIH300&activeTab=summary)

**4 Southfield Road Coleford Gloucestershire GL16 8BZ**

**Ref. No: P0612/24/FUL | Received: Fri 17 May 2024 | Validated: Mon 03 Jun 2024 | Status: Consent**

* [**Erection of replacement porch, demolition of existing porch**](https://publicaccess.fdean.gov.uk/online-applications/applicationDetails.do?keyVal=SC4N2SHII5W00&activeTab=summary)

**Bienvenu Parkend Road Coalway Gloucestershire GL16 7HX**

**Ref. No: P0496/24/FUL | Received: Thu 18 Apr 2024 | Validated: Wed 22 May 2024 | Status: Consent**

**Noted by members.**

1. **To update tracker and consider specific actions/recommendations**
2. Appeal hearing date confirmed for P1003/22/FUL - Land east of Perrygrove Road

31/07/24 at 10:00am, Vantage Point, Mitcheldean – 2 places reserved

**Specific key points for delivery**:

* outside town centre and impact, out of character – Spirit of the Forest
* environmental requirements,
* transport and pedestrian access
* conflicts with safe/accessible HGV

**Discussion was held around the appeal hearing and background was given to our newest committee member, Cllr J Templeton.**

1. **Update re section 106**

An update was given from the section 106 (S106) meeting that Coleford Town Council (CTC) held. A list of 7 or 8 schemes with nominal values by each of what CTC believe is owed was created. The total being £260K.

There are concerns around the statement and what FoDDC are going to give towards it.

There is currently confirm S106 amounts coming from Tufthorn Ave. and North Rd.

Cllr C Elsmore, would like to put in more suggestions so that FoDDC have a detailed vision on what CTC want to achieve.

The key is to focus on adult recreation and be site specific.

Task for office: to write to FoDDC stating that we fund the Tourist Information Centre, listing how much this costs us and whether we could gain some support towards this?

Charity linked with builders where possible funding could be sought.

The S106 conversation will be continued during Full Council. On the evening of the 30th of July.

There also concerns around the completion and funding for Five Acres.

1. **Update re around boundary changes / Bale Memorial Play Area**

In addition to the matters arising update around boundary changes, Cllr C Elsmore added that there are several other boundary changes around the district that are required.

To keep in view.

**The Tracker was updated with many other relevant updates.**

1. **To consider any further aspects ready for FC discussion re FoDDC Local Plan.**

Draft Local Plan public consultation started on 8/07/24 and ends19/08/24

Information can be found at: <https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/draft-local-plan-2041/>

Headlines document for FC

**Additional ideas**:

Local green spaces/open areas feedback

Discussion with FoDDC Planners scheduled August, before consultation deadline.

Delegation for wording of comments Clerk and Chair

The end date of FoDDC’s public consultation is the 19th of August.

CTC Councillors needs to be involved with feedback, noting that prompt headlines have been sent out.

Scheduled workshop with FoDDC planners on the 13th of August.

Certain areas may be delegated to that workshop, to then collate information and send off.

A date will need to be scheduled to further discuss Local Green Spaces with Jenny Jones.

1. **To consider timing and recommendations re CNDP Review**
2. **To note and consider the Draft GCC Local Development Guide Consultation 2024. Deadline 29th of September**

**Link:** <https://haveyoursaygloucestershire.uk.engagementhq.com/local-development-guide-consultation>

For members to look at and look at discuss in a future meeting

**Meeting End: 11.33am**