**Planning & Highways Committee**

**Tuesday 10 September 2024**

**10:30am – 12:30pm**

**Town Council Chamber**

**Minutes**

**Present: Cllrs M Cox, S Cox, J Templeton, C Elsmore, M Beard**

**Nathan Choat**

1. **Cllr R Drury and Cllr P Kay sent apologies**
2. **Cllr Templeton declared a personal interest, depending on how the debate goes, re: item 17 - Tufthorn Avenue due to living nearby. Cllr M Cox may have a personal interest in P0940/24/FUL, as she may know the person.**
3. **There were no dispensation requests**
4. **To approve Highways minutes from 18th July 24 (**public safety section will be taken in Full Council)

The minutes were proposed (CE), seconded (SC) and agreed to be a true and accurate record.

**Cllr M Cox signed the Highways section of the minutes document as a true and accurate record. Public Safety section will be signed off at Full Council.**

1. **To raise matters from 18th July 24 Highways minutes**

Nothing that isn’t on the agenda. Speedwatch to be discussed in the next Highways meeting.

1. **To approve the minutes of the Planning Committee:****13th August 2024**

The minutes were proposed (CE), seconded (SC) and agreed to be a true and accurate record.

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

1. **To raise matters from the minutes of 13th August 2024**

Nothing that isn’t on the agenda.

1. **To amend the minutes of July 30th 2024**

Amended to reflect Cllr M Cox entering the meeting at 11am.

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

There were no members of the public present.

**HIGHWAYS**

1. **To update re: VAS installation** **and report back on additional poles needed in Staunton Rd and Edenwall.**

One is up at The Gorse. Remaining posts are going up soon. Can be rotated in both directions.

1. **To consider Broadwell Bridge traffic data, status of junction, accidents and make any further recommendations**

Speed data is in. 85th percentile is close to 30mph. A few anomalies. Passed on to Tom PCSO to do focused checks. Took scarecrows down, as residents did not want to do anything with them regarding moving their location. School did not want them. Highways are happy to give them back. They are kept safe right now. CTC will enquire and let Highways know what residents/school want to do with them. No greater problem than we all knew. Road surface, lines, signs have been sorted. Nothing further unless redesign the entire junction with traffic lights, which could create problem for Foxes Lane – worse location for the problem. Response to petition - It has now been decided the case is closed. Happy to do more surveys in a year’s time. Roundabout consideration – requires purchase of land and landowner unwilling to sell. Large site of 35 (possibly 70) new houses, which will increase traffic at that junction. When we get phase 2 application, may well ask Highways for recommendations for this. S106 money could be used.

1. **To receive updates from GCC Highways in conjunction with the Tracker and make recommendations as necessary**
   1. Pavements and walkways: obstruction by hedges/trees

A lot of hedges will be private. Picked up by safety inspector. Monthly driven and 2 monthly walk. Letter will be sent to owner of vegetation to deal with it in 28 days. Trees and hedges are generally not belonging to Highways.

* 1. GCC Flood Authority water and roadworks, Whitecliff/Newland St; drains in Market Place

Spout has been delayed and needs re-design. No further update on when. Same on Pike Rd. Whitecliff – Gigaclear done repairs and it has lifted again, they’ve been back to make good. Camera surveyed to check their work – repair method checked. Streetworks team (Phil Cameron) has gone to Gigaclear to say GCC are not happy. GCC did design and repair and they chose not to do this method. They need to put it right. There is a blocking of the culvert – car park owned by FODDC, part goes through the garden of a private residence – FODDC dealing with homeowner – they are responsible for that section. Clock Tower – culvert beneath it – where it connects to system, we don’t know. It doesn’t appear to go into new bit of the system. There is a pipe that goes from CTC office to bank.

* 1. Brown and other sign/tiles replacement. Check on advertising on GCC Highways furniture

All are in the yard. We are waiting for them to go up. Infill work for the team. People should not use GCC highways furniture for advertising. Took some down at Robin Hood lights this week. Permission is granted usually for events – need to get fill in form. Signs that had permission should not have been removed.

* 1. Roadworks: Coalway Rd and rolling programme

Today and tomorrow work is happening. Safety inspector did a thorough audit on defects a month ago. Different materials being used this time – hot material this time. Different blends have been trialled. Rolling programme details pending results.

* 1. See item 19 below

Defer – we will send comments for GCC infrastructure plan, but haven’t decided what these are.

* 1. Active travel: Mushet Walk design report back; cycle rack positioning

Still awaiting this report. Supposed to have been received 2 days after meeting – 4/5 months ago. Cycle rack not progressed as still not heard back from Co-op.

* 1. St John St TRO signs for parking changed and loading concerns from traders

Painting complete. Signs – Cllrs will check. Concerns from traders re: problems with application by traffic enforcement officers. Loading bay by butchers problematic – needs some negotiation with enforcement. If no sign, can’t be ticketed. Not enforceable if sign doesn’t match lining. Sign is enforceable.

* 1. EV charging in main car park update

Money coming through in October – Cllr Elsmore to investigate.

* 1. Bakers Hill triangle seeding etc

No update yet. Concern with Poolway application – roundabout not enough detail. May be taking section of land – concerns re: green aspect.

NC update:

Additional safety revenue budget. Lots of lining around the place. Lined all the way to Trow Green. Town Centre work – replacing slabs planned for January – can lay heritage tiles then. Take slabs to replace damaged ones to relay in town and bring tarmac up further. Footway past Proper Job tarmac – one block to go by butchers. Footway cleaning at Grove Rd – done. Police station footway works on corner planned for November – package of work to be done in one hit. Avoid 30th November – Christmas Lights. Coalway Rd drainage – jetted, cleaned, going to Welsh Water in sewer, not the culvert. Trial material in town – paint – holding up well. Tree needs a trim – 2 people have fallen trying to get around the tree on island. Branches need raising. Victoria Rd – gas pipe going through storm drain, supposed to have repaired, but damaged further pipe, and they are putting it right and will resurface in both places – Wales and West utilities. Highways drains by Clock Tower are very shallow – shoot gulleys have been cleaned, but very shallow. White lines on Gloucester Rd have been waiting a very long time. St John’s street – café owner reported drainage not working – goes into culvert – starts at top of St John’s street – culvert has a lot of silt in it. Cleaned pipes and drains going into culvert. Runs at full capacity as flows into culvert. Meshing of networks in lower market place – follow up with JB. There are some barriers to work. Flood risk team to make the call – could move problem elsewhere. Could just store water uphill.

**PLANNING**

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

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| **Reference** | **Address** | **Proposal** | **Due by** |
| P0983/24/FUL | 33 Woodgate Road Mile End GL16 7QJ | Demolition of existing attached garage. Erection of two-storey front/side extension, change of existing roof covering, and erection of detached garage/garden store. |  |
| Comments: | No objection, subject to check on nearness to boundary which appears not to provide adequate maintenance distance on that property and also the possibility of overlooking - may need to obscure a window on first floor. | | |
| P0986/24/FUL | 5 South Road Broadwell Gloucestershire GL16 7BH | Change of use from a mixed use residential and funeral directors premises to a funeral directors premises (retrospective) |  |
| Comments: | No objection | | |
| P0940/24/FUL | 14 Forsdene Walk Coalway Coleford GL16 7JZ | Erection of single-storey rear extension and alterations. |  |
| Comments: | No objection. However, we note concern as the extension to rear of garage will not allow for maintenance from the applicant’s property. | | |
| P1594/23/FUL  (Revised plans) | Poolway Farm Gloucester Road Coleford  GL16 7QA | 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. |  |
| Comments: | To be completed at next planning meeting | | |

1. **To note recent planning and Appeal decisions and comment as necessary**
   1. **Appeal** re: Land at Perrygrove P1003/22/FUL re drive-thru restaurants dismissed
   2. **Decisions: July**

Addition of balcony, alterations to dormer window

Meadow Rise Lower Lane Five Acres Coleford Gloucestershire GL16 7QN

Ref. No: P0610/24/FUL | Received: Thu 16 May 2024 | Validated: Tue 04 Jun 2024 | Status: Consent

Part conversion of dwelling to an annexe and proposed alternative use as a holiday let with associated works (part retrospective)

The Field Poolway Road Broadwell Coleford Gloucestershire GL16 7BE

Ref. No: P0562/24/FUL | Received: Thu 09 May 2024 | Validated: Tue 04 Jun 2024 | Status: Consent

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.

The Old Church Scowles Coleford Gloucestershire GL16 8QT

Ref. No: P0554/24/FUL | Received: Tue 07 May 2024 | Validated: Tue 21 May 2024 | Status: Consent

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)

Land At The Slopes Union Road Bakers Hill Coleford Gloucestershire GL16 7QB

Ref. No: P0458/24/APP | Received: Mon 08 Apr 2024 | Validated: Tue 09 Apr 2024 | Status: Consent

Erection of two storey extension to front elevation, single storey wraparound extension to rear and side elevations and associated works.

Woodlawn House Gorsty Knoll Milkwall Gloucestershire GL16 7LR

Ref. No: P0258/23/FUL | Received: Tue 21 Feb 2023 | Validated: Thu 23 Mar 2023 | Status: Consent

**Decisions Aug**

Proposed alterations to create 8 hotel rooms with associated (part) change of use

Forest Hills Golf Club Mile End Road Mile End Gloucestershire GL16 7QD

Ref. No: P0787/24/FUL | Received: Thu 27 Jun 2024 | Validated: Wed 10 Jul 2024 | Status: Consent

Erection of single storey flat roof timber frame extension to replace existing sunroom to provide ground floor bedroom and wet room

118 Tufthorn Avenue Coleford Gloucestershire GL16 8PT

Ref. No: P0785/24/FUL | Received: Wed 26 Jun 2024 | Validated: Tue 09 Jul 2024 | Status: Consent

Erection of ground floor extension to create sunroom.

Rose Cottage Gorsty Knoll Milkwall Coleford Gloucestershire GL16 7LR

Ref. No: P1639/23/FUL | Received: Tue 05 Dec 2023 | Validated: Thu 18 Jan 2024 | Status: Consent

All were noted.

1. **To consider change of use for upper floor of 4 Mushet Walk and progress**

Need to apply for a change of use. Delegate to Full Council and officers to take forward.

1. **To consider letter received 23 August 24** **from FoDDC re Section 106 monies**

A concern for Full Council, but registering with Planning, as pertinent to planning, but requires Full Council for how to progress.

1. **To update tracker and consider specific actions/recommendations**
2. Update re St Johns Church – no update
3. Report re Tufthorn Ave phase 2 – developers have been instructed to complete LEAP by Stonewater. Full details going to Oct meeting.
4. Update re water and current works – dealt with under Highways
5. **To note changes announced by Gov.UK re: Planning and consider comments** [Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK (www.gov.uk)](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system)
   1. Basic substance of changes and new NPPF
   2. Training available from GAPTC
   3. Comments to be sent by deadline 11.45 Tuesday 24 September

New standard method.

Challenge - need to consider rural areas where designated spaces reduce available space. Nothing around landbanking – land with permissions, but nothing is being done with it – no audit has ever been done.

With Planning law at the moment, if site is started, cannot say it has been left. Areas need to be released to be green, or otherwise. Cite example at Whitecliff.

No greybelt or greenbelt in FOD.

Affordable housing – in danger of losing recommended policies on affordable housing because of developers pleading viability.

As a council with NDP, we should get 25% of any developer contribution to improve local area. Complaint to FODDC.

Looking for small sites to be allocated within the plan (under 10 houses) – needs further consideration.

Building infrastructure to grow economy – need to grow at a local area level.

**12:30pm a 15 minute extension was proposed (MB) and unanimously agreed.**

Delivering community needs – increasing nursery places – need staff too – education arrangements for staff.

Re: buses - Need more information on vision

Healthy communities – Greggs/KFC appeal dismissed – needs to be clear and defined.

Wind and solar projects to produce 99.9 megawatts. Proposing to raise to 150 megawatts. More bigger developments discussed at local level. Agricultural land turned over to solar farms. They want to remove wording around agricultural – we object to that. We still need to produce food. Should stay the same with national consideration, not local.

Local plan intervention criteria – national can do it for them if not done in time – do we agree? Importance of community consultation and weight.

Fees – currently householder applications £258, raised to £528. Minus Listed buildings, taking down trees in conservation area. Should be a sliding scale of charges relating to size and complexity of application. Should be applied locally. National base level, then local consideration whether they add up to a certain point.

Future planning policy – some authorities need to start again – they need to provide funding now in order to do it.

Public sector equality – rural are disadvantaged because of resources consideration.

Delegated authority for Clerk and Planning Chair to work on response.

1. **To consider representations to the consultation by Gloucestershire County Council on their Local Development Guide (LDG)** **which closes on 29th September 2024**. See <https://haveyoursaygloucestershire.uk.engagementhq.com/local-development-guide-consultation>

Deferred to 24th September meeting

1. **To consider any further aspects for FC discussion re: FoDDC Local Plan. Note:**
   1. Cemetery, capacity and position
   2. Community regeneration plan and UWE

Deferred to 24th September meeting

1. **To consider timing and recommendations re: CNDP Review**

Deferred to 24th September meeting

**Meeting ended: 12:44pm**