**Planning Committee**

**Tuesday 24 September 2024**

**10:30am – 12.30pm**

**Town Council Chamber**

**Minutes**

**Present:**

**Cllrs M Cox (Chair), C Elsmore, S Cox, J Templeton, R Drury**

Laura Jayne – Assistant Clerk, minute taking

1. **Cllr M Beard gave apologies**
2. **There were no declarations of interest on the agenda**
3. **There were no new dispensation requests**
4. **To approve the Planning & Highways minutes from 10th September 24**

It was agreed to approve the planning part of the Planning & Highways (P&H) minutes.

At the next meeting the P&H meeting the Highways part will be approved, in addition to the minutes from the 24th of Sept.

Cllr C Elsmore proposed the minutes to be correct. Cllr S Cox seconded.

Cllr M Cox signed a copy of the minutes as a true and accurate account.

1. **To raise matters from 10th September Planning & Highways minutes**

Planning: Item 15, change of use to first floor of 4 Mushet Walk - to be taken at Full Council

Highways: 2 monthly walk and drive arounds occur around the parish, to check hedges.

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

There was 1 member of public present (PM1).

Cllr M Cox welcomed PM1, stating that they could speak for the allocated time of 3 minutes. However, PM1 chose to remain as an observer, present to be of help with the Poolway application, if needed.

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

Forest of Dean District Council’s (FoDDC) Planning portal was down for planned maintenance.

CTC to ask for a reason why they chose the timing of the maintenance, being a Tuesday morning as it has resulted in severely impacting the meeting.

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| **Reference** | **Address** | **Proposal** | **Due by** |
| 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. | 26 Sept |
| Objection  We will notify you of further comments when your planning portal has opened again, and we are able to check any further information.   1. The vacant area to the north is in the Green Ring CNE2 which protects it from development. However, there is clearly a hammerhead adjoining this part of the site. There is no need to extend the norther green corridor this far from the development, and in the emerging Local Plan the definite edge of the settlement should be along the edge of the Green Ring (accept where water alleviation and SUDS is sited). 2. The southern boundary environmental zone should relate to the environmental requirements applied to the next-door site of the medical centre to give sufficient width of corridor. 3. No affordable housing has been allocated and the 40% policy should apply. 4. Access to the whole site via a roundabout is critical and CTC object to the application under consideration which lacks much detail. 5. The PRS has been proposed in an inappropriate and unsafe position given that this is the main lorry route into Coleford, where 40 tonne articulated vehicles progressing down hill would naturally veer left if in difficulties.   We recognise the Coal Board comments.  Before full comments can be made the following information must be supplied:   * The following house types; Yeat, Shakespeare, Henley, Harwood, Atwood. * Detaill to show how the 55+ year housing differs from standard construction. (CHE2 does ask for 10% of lifestyle type housing). * Flooding: concern over main access way flooding and lack of contour / spot heights on the road in the diagram. Whilst GCC Flood Authority have no objection, we still require these details.   We are aware at Thurstans Rise where plans were approved despite our objection, and that place has flooded ever since, raising questions about whether the drainage diagrams were adhered to.   * No mention of the use or alteration of the farmhouse which is of undesignated heritage value is evident.   The surface water and sewerage are to be kept separate (Dwr Cymru) as conditioned. Assuming the approval then the alleviation and the bund must be checked by GCC Flood Authority to confirm delivered to spec.    PRoW officer comments must be adhered to.  Sustainability team conditions relating to Newts, Bats etc. and inter-spacing of additional planting into existing hedges should all apply. | | | |
| P1085/24/FUL | 12 Bramble Road, Milkwall, Gloucestershire, GL16 7PS. | Erection of single-storey rear extension with covered pitch. | 3 Oct |
| Mitigation needs to be considered re. lighting and potential for bat travel on eastern boundary | | | |
| P1020/24/FUL | Woodland Reach, Barn Hill Road, Broadwell, Coleford | Erection of a single-storey side extension to create new garage and workshop. | 26 Sept |
| No objection subject to how far this sits from the boundary, in terms of being able to maintain the boundary of the plot | | | |
| P0869/24/FUL | Mulberry House, The Purples, Coalway, Coleford | Change of use of land to residential curtilage and regularisation of detached double  garage, garden room, hard and soft landscaping works, minor amendments to dwelling and  associated works (retrospective). Proposed additional landscaping works. | 26 Sept |
| We note this is retrospective and should not set any precedent.  The major concern is the garage. Should this be accepted, then all of these works must be completed and made good for all time. | | | |

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| P0089/24/DIS CON | Land At Ellwood Road Milkwall Ellwood Road Coleford Milkwall GL16 8PZ | Discharge of condition 11 (construction method statement) relating to planning permission P2100/21/FUL. |  |
| No objection  To keep copy of LEMP and construction managemental environ plan. | | |
| P0090/24/DIS CON | Land At Ellwood Road Milkwall Ellwood Road Coleford Milkwall GL16 8PZ | Discharge of condition 20 (scheme for hard and soft landscaping) relating to planning permission P2100/21/FUL. |
| No objection | | |
| P0091/24/DIS CON | Land At Ellwood Road Milkwall Ellwood Road Coleford Milkwall GL16 8PZ | Discharge of condition 19 (construction environmental management plan), 21 (ecological design strategy), 22 (landscape and ecological management plan) , 23 (dark corridor and lighting strategy) and 24 (bat mitigation plan) relating to planning permission P2100/21/FUL. |
| No objection  Legend for luminaires is completely wrong | | |

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

**September:**

Erection of single-storey rear extension and alterations.

**14 Forsdene Walk Coalway Coleford Gloucestershire GL16 7JZ**

Ref. No: P0940/24/FUL | Received: Mon 05 Aug 2024 | Validated: Tue 06 Aug 2024 | **Status: Consent**

Erection of 47 Dwellings (including affordable housing), alongside a new access road, landscaping and associated works.

**Land At Ellwood Road Milkwall Ellwood Road Coleford Milkwall GL16 8PZ**

Ref. No: P2100/21/FUL | Received: Tue 21 Dec 2021 | Validated: Wed 22 Dec 2021 | **Status: Consent**

Noted by members.

1. **To note the planning comments sent relating to the proposed reforms to the NPPF**

[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)

Noted by members.

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>

Draft response discussed. Noted by members.

For the response to be sent by the office.

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

Cllr M Cox explained the recent cemetery calculations that she had worked on, alongside the office.

For the extension of the Garden of Remembrance to go on the next FC agenda.

**Recommendation: to form a ‘Cemetery working group’ to look at the capacity of the cemetery and the way in which it works, with a view to going forward.**

**Unanimously agreed.**

* 1. Community regeneration plan and UWE

Cllr M Cox informed members of the recent conversations with UWE students, who will be working towards a new brief around how to conserve and look after the heritage of the town and how to make the most of this USP heritage in terms of education and tourism.

1. **To update tracker and consider specific actions/recommendations**
2. Update around change of use for first floor of 4 Mushet Walk

How do FoDDC interpret use E.

Business rates may change following change of use.

1. Update around telegraph poles at Birch Close

Cllr M Cox stated that this is a national industry problem that has caused protest.

CTC planning would like to see the new codes of practice being put into effect, re-examining residents’ evidence to see whether it’s necessary to put up the poles.

1. Update around Active Travel report

No current update.

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

After some discussion it was agreed to re-take this item after FoDDC’s October FC.

This financial year will may look at appointing admin support, which will have a cost attached to it.

**Meeting end: 12.21**