**Planning and Highways Committee**

**Tuesday 15 October 2024**

**14.00pm- 16.00pm**

**Town Council Chamber**

**Minutes**

**Present:** Cllrs M Cox (Chair), M Beard, S Cox, C Elsmore,

and R Drury.

Laura Jayne – Assistant Clerk, minute taking.

1. **Apologies were received from Cllr J Templeton**
2. **To declare interest on items on the agenda**

Cllr M Cox and Cllr S Cox declared personal interests in item 10.

Application references: P0099/24/DISCON and P0949/24/FUL.

1. **There were no new dispensation requests received**
2. **To approve Highways section of minutes: 18 July 24**

Cllr M Cox explained the need for the committee to approve the ‘Highways section’ of the minutes from the 18th of July.

Cllr C Elsmore proposed the minutes as being correct. Cllr S Cox seconded.

Cllr M Cox signed the ‘Highways section’ of the minutes from the 18th of July, as a true and accurate account.

1. **There were no matters arising from the ‘Highways’ minutes of 18 July**
2. **To approve the minutes of the Planning Committee:****24 September 2024**

Cllr M Beard proposed the minutes to be correct, Cllr C Elsmore seconded.

Cllr M Cox signed the Planning Committee minutes from the 24th of September, as a true and accurate account.

1. **To raise matters from the minutes of 24 September 2024**

It was stated that a letter is to be sent to Forest of Dean District Council (FoDDC) Planning, Clive Reynolds, cc’ing the CEO, informing them of the recent problems with revisions that pertain to the planning portal. Information has not been available, and some still is not available.

* The portal was down for maintenance and information not available at the time of our planning meeting 24 September
* No documents are entered on the licensing application F/24/00450/PRMA. How can we comment?
* Although GCC Highways have made recent further comment on the Poolway roundabout relating to Rappor drawing 230557-RAP-XX-XX-DR-C-3010-P02) and swept path analysis revisions, NONE of these drawings etc are shown on either the P0372/24/FUL application nor the P1594/24/FUL application. CTC wish to see and comment on this information urgently.

1. **To take comments from the Public Forum: none**

**PLANNING**

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

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| **Reference** | **Address** | **Proposal** | **Due by** |
| **P0982/24/FUL** | **Great Oaks Hospice The Gorse Coleford GL16 8QE** | Installation of a new Air Source Heat Pump System to include 3no. Air Source Heat Pumps to the rear of the existing plant room |  |
| No objection, subject to the planning officer and the Sustaibality Team’s satisfaction with regards to noise emissions being at acceptable levels and that biodiversity is enhanced.  We note that the Regeneration Team support the application | | | |
| **P0949/24/FUL** | **Buchanan Recreation Ground Victoria Road Coleford GL16 8DS** | Refurbishment and internal alterations to existing pavilion and attached outbuildings. Extension (18m2) to scullery to form kitchen. Provision of free-standing log cabin for changing rooms. |  |
| Cllr M Cox or S Cox did not speak to this.  No objection | | | |
| **P0099/24/DISCON** | **Rose Cottage Gorsty Knoll Milkwall Coleford GL16 7LR** | Discharge of condition 04 (scheme for biodiversity enhancement) relating to planning permission P1639/23/FUL. |  |
| Cllr M Cox or S Cox did not speak to this.  Consent to discharge. | | | |
| **P0097/24/DISCON** | **Land At Ellwood Road, Milkwall, GL16 8PZ** | Discharge of conditions 07 (full details of highway improvements/off-site works/site access), 08 (accessible bicycle parking), 12 (sustainable drainage system strategy) and 30 (details of safety fencing) relating to planning permission P2100/21/FUL. |  |
| Discharge of conditions, noting the following comments:   1. We note that Severn Trent has accepted that surface water may go into a combined sewer, but that the underlying ground water is abstracted by LRS (the main employer in Coleford.) for use in their drinks production. Was Severn Trent aware of this when they commented, and should this be checked?   We note the movement of the 30mph limit and the widening of the carriageway to 5.5m and request a timetable of when this happens, before the management plan is instigated?  There is no information relating to the foot / cycle path which egresses on Station Road, near the Milkwall Hall. | | | |
| **P0098/24/DISCON** | **Land At Ellwood Road, Milkwall, GL16 8PZ** | Discharge of conditions 14 (land contamination assessment) and 15 (completion report) relating to planning permission P2100/21/FUL. |  |
| Ask for experts who advise the planning officer to check and raise any queries, noting the ground water abstraction through Lucozade Ribena Suntory.  ~~(see Rappor drawing~~  ~~230557-RAP-XX-XX-DR-C-3010-P02)~~ OMIT  We note the completion report and certification will be undertaken, and expect the professional independence and expertise of those inspectors to be fully ratified. | | | |
| **P1140/24/LD2** | **The Royal Forest Factory Rock Lane Coleford GL16 8JB** | Application under section 192 to establish whether the erection of a steel platform requires planning permission. |  |
| We note this, make no further comment and expect the planning officer to make a decision. | | | |
| **P1104/24/FUL** | **28 North Road Broadwell GL16 7DR** | Erection of dwelling and associated works. |  |
| No objection, subject to   1. Information to confirm that at least the minimum level of amenity space is allocated to both houses 2. That the driveway layout is clearly defined and acceptable 3. That the visibility splay is acceptable 4. a clear drawing must be provided / block plan, to show the separation of 2 plots 5. Parking and access needs to be checked, given the busyness and the right angled nature of the junction onto North Road. | | | |

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| --- | --- | --- | --- |
| **F/24/00450/PRMA** | **Unit 1G1 Mushet Business Centre Crucible Close Coleford Gloucestershire GL16 8RE** | New Premises Licence |  |
| We cannot comment on this within the time frame because there is no information on portal of what it is / where it is. | | | |

Cllr R Drury left the meeting at 14:25

Cllr M Beard left the meeting at 15:25

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

**Decisions:**

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

Application under section 192 to establish whether the erection of an office outbuilding and storage area requires planning permission

C U Lighting Ltd Speech House Road Broadwell Coleford Gloucestershire GL16 7EG

Ref. No: P0859/24/LD2 | Received: Wed 17 Jul 2024 | Validated: Wed 17 Jul 2024 | Status: Decided

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 update tracker and consider specific actions/recommendations**

* **Update re P0964/22/FUL St Johns Church nothing since May** – No update or response to our letter. Please check we sent the letter asking what was happening. If so ask again.
* KGV Plans for extension of car park – update, CTC need to send pre-application enquiry to FoDDC
* **Report re Tufthorn Ave phase 2** – permission given (delegated) as long as 100% affordable housing plus other conditions
* **P0372/24/FUL Poolway roundabout and portal info (Rappor drawing**

**230557-RAP-XX-XX-DR-C-3010-P02) and swept path analysis** – letter to be sent as in matters arising above re lack of access to drawings.

* **Change of use to first floor of 4 Mushet Walk**

To make pre-app enquiry to FoDDC that the potential uses for the 1st Floor of Mushet Walk are covered by Class E

* **Heritage, UWE and Conservation Area** – Teams meeting with students, 10:00am on 11th Oct
* **Active Travel update, Mushet Walk** –£15,000 grant available for Active Travel, deadline end of month. Need to gain correct sum of match given by FoDDC to date. Then approx. costs for next stage to gain basis for application.
* **Update re water and current works** – update from Joe Baker. Managed to repair section of The Spout that was of concern, but not yet managed top part of culvert. Temporary lid for now until works complete.

Pike Road works still in negotiation

* **Conservation Area and thermometer** – update given, needs pre-application enquiry

1. **To report back on SLCC NDP training September 25th 2024**

Cllr M Cox provided feedback on the training: not good.

To investigate Build Your Own Home – potential for site visit and workshop, see S Glos initiative, Roman Way etc

1. **To consider attending RSN Seminar: Rural Planning 11am-1pm on Monday, 21st October 2024 online via Zoom.** Free: to look at the topic of Rural Planning from a national perspective, share ideas and best practice and engage in networking and discussions.

Cllr M Cox to attend this in the Town Council Chamber. Others welcome to join.

1. **To consider any further aspects re FoDDC Local Plan.** 
   1. Leasing of telephone exchange and parking?

To go on the next suitable Full Council agenda with intention to find out more information. In mean time send holding email to let them know we may be in touch

1. **To consider timing, finance and recommendations re CNDP Review**

Reviewed, as £6,000 vired across, so taken out of this NDP budget this financial year

**Meeting End: 15.45**