**Planning and Highways Committee**

**Tuesday 29 October 2024**

**10.30am - 12.30pm**

**Town Council Chamber**

**Minutes**

**Present: Cllrs M Cox (Chair), R Drury, S Cox, J Templeton,**

**M Beard, C Elsmore**

Laura Jayne – Assistant Clerk, minute taking

1. **There were no apologies received**
2. **There were no interests declared on the agenda**
3. **There were no new dispensation requests**
4. **To approve the minutes of the Planning Committee:****15 October 2024**

Cllr S Cox proposed the minutes as being correct. Cllr R Drury seconded.

Cllr M Cox signed the minutes from the 15th of October, as a true and accurate account.

1. **To raise matters from the minutes of 15 October 2024**

* Cllrs M Cox and N Penny to have a meeting with FoDDC CEO in December – potential to raise points around planning portal.
* Poolway roundabout: planning references P0372/24/FUL and P1594/24/FUL still do not include Rappor drawing 230557-RAP-XX-XX-DR-C-3010-P02

referred to by GCC Highways on the planning portal.

* Cllr M Cox provided members with an update on Licensing application F/24/00450/PRMA, stating that there has been no information available on the planning portal. An extension to comment was not granted, and when comments were gathered and sent, we were questioned if CTC wanted to make formal representation or simply comment – CTC confirmed the need for formal representation to be added to the portal.

1. **There were no members of public present**

**PLANNING**

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

|  |  |  |  |
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| **Reference** | **Address** | **Proposal** | **Due by** |
| **P1091/24/FUL** | 21 Coalway Road Coalway Gloucestershire GL16 7HG | Erection of single-storey rear extension, workshop/storage space, access ramp and associated ground works. |  |
| No objection. However, we note there is no access for maintenance work to the workshop, which contains retaining walls, except for asking the neighbours. | | | |
| **P1172/24/FUL** | Forest Hills Golf Club Mile End Road Coleford GL16 7QD | Variation of condition 02 (approved plans) of planning permission P0787/24/FUL to allow inverted dormers to be replaced with roof lights. |  |
| No objection  We defer to the Planning Officer with concerns about the roof lights and the need for them to be fire escape proof lights, to allow for escape / access from the central rooms. There is a need for adequate ventilation. How is the ventilation provided (e.g. heating / air con)? | | | |
| **P1227/24/FUL** | 40 Coombs Road Coleford GL16 8AY | Erection of two-storey side extension with internal alterations. |  |
| No objection, although, for the environmental gain, there may be benefit of landscaping and planting in that rear area to continue the wildlife corridor.  We need to check implications of large expanse of window with regards to bats on the rear. We note the demolition of the sunroom is not obviously stated. | | | |
| **P1219/24/FUL** | Aeron Gorsty Knoll Milkwall Coleford GL16 7LR | Variation of Condition 2 (approved plans) relating to planning permission P0596/23/FUL to reduce the size of the permitted garage |  |
| No objection assuming the placement of the garage on the plot is within the footprint of the original and not nearer the neighbour. | | | |
| **P1197/24/FUL** | 47 Woodgate Rd Mile End Coleford  GL16 7QJ | Extension to existing front boundary wall (1.4m high with 0.3m high black metal railings and 1.9m high piers). |  |
| Currently, this is within West Dean parish. However, we find no objection. | | | |
| **P0101/24/DISCON** | Land At Ellwood Road Milkwall Coleford GL16 8PZ | Discharge of conditions 27 (certificate from delivery scheme) and 28 (no development hereby permitted shall take place exempt in accordance with part 1 of the Great Crested Newt Mitigation Principles) relating to planning permission P2100/21/FUL. |  |
| No objection – the Sustainability Officer is satisfied, so we accept their advice. | | | |

Cllr M Beard left the meeting at 11:25am.

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

**Decisions:**

Erection of detached one bedroom annex and demolition of existing outbuilding.

9 Buchanan Close Coleford Gloucestershire GL16 8EG

**Ref. No: P1056/24/FUL | Received: Thu 29 Aug 2024 | Validated: Fri 30 Aug 2024 |**

**Status: Consent**

Installation of a new Air Source Heat Pump System to include 3no. Air Source Heat Pumps to the rear of the existing plant room

Show more description

Great Oaks Hospice The Gorse Coleford Gloucestershire GL16 8QE

**Ref. No: P0982/24/FUL | Received: Wed 14 Aug 2024 | Validated: Wed 25 Sep 2024 | Status: Consent**

**Members noted**

1. **To update tracker and consider specific actions/recommendations**
2. **Update re P0964/22/FUL St Johns Church** – No update
3. **Change of use to first floor of 4 Mushet Walk** – Pre-planning application has been confirmed by FoDDC, with a Planning Officer to get back to CTC within 28 days.
4. **Heritage, UWE and Conservation Area** – CllrM Cox provided members with an update around the recent UWE students that visited Coleford and the heritage based brief that they have been assigned.
5. **Active Travel update, Mushet Walk** – Cllr M Cox provided members with an update on a recent meeting with Barry Bodin-Jones, Lead Project Manager for FoDDC re. Active travel grant scheme.

CTC to gain reassurance and clarity on match funding provided by FoDDC.

Quotes sought for an arboriculture report to assess the impact of two specific trees. District want an aborical report on impact of 2 trees.

To await FoDDC October Full Council before CTC decide next steps to take.

1. **Section 106** – gathering of project costs in progress.
2. **To report back on RSN Seminar: Rural Planning 11am-1pm on Monday, 21st October 2024**

Cllr M Cox provided positive feedback to the room on the Rural Planning Seminar.

* **BNG and opportunities –** Biodiversity Net Gain – an explanation of what BNG is and how to get the net gain was provided to members. It was explained how it is measured, with all planning applications having to deliver 10% (in NPPF).

Any gain must be secured for 30 years.

Exception for alterations within 5m x 5m (known as side return).

**For more information, see: https://rsnonline.org.uk/images/meetings/online-seminars/2024/rural-planning/introduction-to-the-topic-of-the-rural-planning.pdf**

* **Viability and affordable housing**

Self-build – to look into self-build homes and how they work.

Greenfield road

Roman way

1. **To consider any further aspects re FoDDC Local Plan.** 
   1. Leasing of telephone exchange and parking – no significant progress. Keep in view.
   2. Cemetery – recommendation for a cemetery group to go to October Full Council

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

Cllr M Cox presented the updated CNDP Monitoring Report.

Provided members with an overview of the figures presented.

Cllr M Cox to send report to Council

**Meeting End: 12:08**