**Planning Committee**

**Tuesday 12 September 2023**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

**Present:** Cllrs M Cox (Chair), C Elsmore, H Lusty

Member of public, Alison Adams of Little Millend / P0971/23/FUL

1. **To note apologies:** Cllrs R Drury, S Cox, M Beard
2. **To declare interest on items on the agenda:** None
3. **To allow dispensation requests:** None received
4. **To approve the minutes of the Planning Committee:****29 August 2023**

Cllr C Elsmore proposed and agreed the minutes to be a true and accurate account,

Cllr M Cox signed a copy of the minutes

1. **To raise matters from the minutes of 29 August 2023:** None
2. **To take comments from the Public Forum**
   1. Applicant of Little Millend, ref. P0971/23/FUL

Alison Adams spoke in the public forum, responding to the comment we had provided to Forest of Dean District Planning, regarding the removal of Condition B (holiday let) from DF11273, to remove the holiday let aspect.

**Summary:** Alison Adams and her partner currently let out Little Millend, as a holiday let.

This property currently adheres to planning condition b and must not be let out for any longer than 28 days at a time.

The request to remove the planning condition on Little Millend is due to a number of reasons; the condition was placed on the property around 25 years ago. Times have since changed with regards to tourism, the number of holiday lets in the area and the cost of electricity and mortgage rates etc. The couple currently do not make any profit from the holiday let, due to the rising costs of living, including having to sacrifice cleaning staff and gardeners. The building is only occupied during certain peak times of the year and empty the rest of the time.

Alison would like the opportunity to be treated fairly, as at present, anybody could let out one of the surrounding Barns, on a long term basis, without having to adhere to the restricting conditions.

They would like to be able to provide a long term let, in order to provide a home for someone in need. They are community minded people, that have Forest links, have lived in the area for many years and believe by enabling someone to live in the property permanently, the occupier will use local shops and facilities.

Alison would like our support on this issue and already has the support of Newland Parish Council and surrounding neighbours.

**Item 9 of Agenda (Tracker) brought forward.**

Cllr M Cox explained that this application was passed to us for comment, as the boundary of Coleford is adjacent on the road, The comment of whether removing this condition would set an unwelcome precedent, was simply raised for FoDDC Planning to query and consider.

We note that this system ie a maximum of 28 days let at one time, is dated.

Continuing with our previous comment, Clerk is instructed to add, on an individual basis, we have no objection.

**Suspended Item 9 of Agenda**

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

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| **Reference** | **Address** | **Proposal** |
| P2100/21/FUL | Land At Ellwood Road Milkwall Ellwood Road Coleford Milkwall GL16 8PZ | Erection of 47 Dwellings (including affordable housing), alongside a new access road, landscaping and associated works. |
| CTC Planning Committee are happy to go with the opinion of the Planning Officer, agreeing that there are areas which still need to be clarified. | | |
| P1105/22/FUL | Poolway Farm Gloucester Road Coleford Gloucestershire GL16 7QA | Proposed development of 90 dwellings with associated access, roads, footways, parking, drainage, open space and landscaping, retention of Poolway Farmhouse and demolition of associated redundant ancillary buildings. |
| We note there have been some changes to the plans and will engage to ask if a Pre-Application meeting is required | | |

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

P0339/23/FUL Pingry Business Park - Discharge of Conditions 6 and 10

1. **To update tracker and consider specific actions/recommendations**

Tracker to be updated with most recent tasks.

* 1. Large sites update - **see above**
  2. Section 106 update – Lower Lane (Forest Grove) still 106 money for adult recreation/leisure for Coleford, notwithstanding that portion allocated by FoDDC to Five Acres.

Re. complication with regard to section 106 from original Tufthorn development and whether the new application expected for Phase 2 of Tufthorn Ave creates a new/different section 106 for the additional housing.

Clerk to contact Andrew Knott (FoDDC):we urgently need to know the details of what we have, where it has been allocated if it has and for what purpose.

1. **To amend and agree response to FoDDC Scrutiny Committee re Development Management (Planning) Improvement Programme (see attached)**

Final version of FoDDC Scrutiny response letter, agreed and to be sent to FoDDC.

1. **To consider timing and prep for any NDP Review, related to Local Plan timetable, and make any recommendations**

To await outcome of October’s FoDDC Cabinet meeting and Full Council meeting on the 19th October, Cllr C Elsmore to feedback.

Full draft of Local Plan could be completed by Jan / Feb 2024

When to start prep and Review of CNDP? Check CTC Planning meetings October/ start November

.*NB October Full Council NDP Monitoring Report*

**Meeting End: 12:19pm**