



# Coleford Town Council

You are hereby summoned to attend the following meeting:

Chris Haine  
Town Clerk

20 April 2023

**Planning Committee**  
**Wednesday 12 April 2023**  
**10.00am - 12.00pm**  
**Council Chamber**  
**Minutes**

1. **To note apologies:** Cllr M Beard
2. **To declare interest on items on the agenda:** None
3. **To allow dispensation requests:** None
4. **To approve the minutes of the Planning Committee:** 29 March 2023  
Approved with prior amendment of title from 'Agenda' to 'Minutes'
5. **To raise matters from the minutes of 29 March 2023:** None
6. **To take comments from the Public Forum:** None
7. **To consider the following applications:**

Reference	Address	Proposal
P0020/23/DISC ON  Land At The Slopes Bakers Hill Coleford	   Looked at revised drawings. Revised comments sent, referring to our previous comments sent on 28/02/23	   <b>Is not registered on the portal and that included our specific comment, hence our more recent comment about mirroring that, does not give full understanding. Followed up in letter</b>
P0345/23/APP	Land At The Slopes Bakers Hill Coleford Gloucestershire	Approval of reserved matters of outline permission P1681/21/OUT and discharge of conditions 05 (materials) and 10 (biodiversity enhancements) for the erection of two dwellings and associated works.
Can discharge of Condition 5, with potential mitigation of colour of the seal to grey to match. Condition 10 - We still need answers to the questions about hedge, bats and lighting. We also agree with the comments from the land drainage officer.		
P0281/23/FUL	Glebe House Parkend Walk Coalway Gloucestershire GL16 7JS	Erection of second storey extension and link to Glebe Lodge.
We were contacted by the applicant, who provided the following information re. 5 bedrooms and car parking spaces, which we asked them to forward to FODDC Planning. This has not appeared as yet. We understand from them that the total number of bedrooms is 5, including what they designate as an annexe, in which case 3 parking spaces is sufficient.		

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If you wish to take part in this meeting, or require any additional information, please contact the Town Council on:

[ctcoffice@colefordtowncouncil.gov.uk](mailto:ctcoffice@colefordtowncouncil.gov.uk) or Tel. 01594 832103

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P0341/23/FUL	Scarr Bandstand Sling GL16 8JA	Proposed replacement permanent canopy roof over existing bandstand structure with associated works.
We appreciate sight of this application, and recognise the usefulness of this canopy. We request more information as to the ability of the fabric to withstand high wind from any direction, and snow.		
P0258/23/FUL	Woodlawn House Gorsty Knoll Milkwall Gloucestershire GL16 7LR	Erection of two storey extension to front elevation, single storey wraparound extension to rear and side elevations and associated works.
No objection subject to the agreement of the planning officer that this is in character (Appendix A of CNDP). We note the raising of the ridge by 1819 millimeters which may affect the distinctive character. The character at Gorsty Knoll, as scattered cottages around a mesne, needs to be maintained, although similar buildings have also been altered in the area. We are concerned about bat lighting and the protection from the internal lighting through the large window to the side. Also subject to the agreement of the sustainability team that all the ecological / HRA surveys are completed and appropriate conditions in place.		

## 8. To note recent planning and Appeal decisions

P0221/23/FUL 8 Crescent Close: Comment sent but no response. Querying status in letter

## 9. To report back on further comments/ no comment to Appeal Hearing P0812\_21\_FUL 23 dwellings Tufthorn Ave

Cllr M Cox gave update:

The Inspector went to site with Developer, Forterra rep, Councillors and FODDC Officers, for an hour.

Section 106 monies, Cllr M Cox was asked why no Section 106 request on original application, and replied that was 2016 before CNDP made law

Appeal left open for short time to allow response to documents done

Two comments made:

- Noise detail (dealt with experts from developer and independent expert for FODDC) and
- Mixed use element (Inspector recognised the link between the original application and this application)

## 10. To update tracker and consider specific actions/recommendations

Tracker has been updated, including the adding of most 'Due by' dates

## 11. To prepare for FoDDC attendance at meeting 25 April re

- a. **Design code:** Does Coleford need to have a sub section, under Forest Code?

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- b. **Conservation Area:** There is a need for an information Leaflet, defining what and where it is?  
This could be linked to the NDP Review.  
Query over whether we want the Conservation Area boundaries to be altered?  
Concerns over electric charge points, new developments and position in Gloucester Road.
- c. **Local Green Spaces conservation and info for residents/owners:**  
A Leaflet to explain, this is your Green Area etc. and what it is and where it is.  
An invitation to residents / owners for comment and correspondence with any issues.  
Could be associated with NDP Review

**12. To assess recent information relevant to Coleford NDP and make any recommendations, including re Review :**

Forest South Edge NDP Consultation: To review and make comment if needed, or note useful principles for any CNDP Review

**Meeting End: 11:55**

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