



Coleford Town Council

You are hereby summons to attend the following meeting

Signed

JA Horton

**Planning Committee
Tuesday 18 April 2018
6.30 pm – 7.15pm
Council Chamber
Minutes**

**Attendees: Cllrs C Elsmore, Penny, Thompson, Baird and Allaway-Martin
Public Forum: Mr D Gash and Mr W. Williams**

1. Apologies were noted from Cllr E Elsmore
2. There were no declarations of interest on items on the agenda
3. There was one dispensation request granted.

Meeting adjourned 6.35

Meeting reconvened 7.10pm

Meeting extension to 7.45pm

Proposed: Cllr Allaway-Martin

Seconded: Barry Thompson

Item 4: Lawnstone House

The Chair welcomed Simon Brown, architect for FoDDC and gave a brief outline of the process following the deferment of the Lawnstone application at April's planning committee meeting.

Cllr Cox noted the 3 key criteria explained to Mr Brown to guide the alteration of the application for CTC to support it: all relate to Coleford NDP and its policies.

1. Placement of the Southern block in terms of the Gateway and view into (and out of) Coleford conservation Area and High St
2. Design of the southern block
3. Local Green Space at southern end

Mr Brown then explained the modified layout as in enclosure which had resulted from above input. He stated his opinion that "this is as good as it will get" in terms of alteration from the submitted planning application.

Essentially:

- the suggested southern block layout is moved and simplified with different storeys. Both frontages accessible. Not fully clarified as to number of units.
- cannot be located on the streetscape of High St as risk of back land suffering antisocial behaviour and less like a townscape than horseshoe layout.
- FoDDC consider whole site is brown field, not just northern end.
- allows for a local green space which is publicly accessible on southern end
- Design not fully worked up : balcony?; levels, landscaping, defined private area to south; materials
- Northern block not contrary to NDP
- Viability re final cost is tight



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Meeting extension to 7.55

Proposed: Cllr Cox

Seconded: Cllr Penny

Agreed to take following questions to meeting with District Councillors Monday 23 at 5pm:
CTC Administrative assistant to send to all.

1. Why is FoDDC not paying attention to NDP policies? Reference is made but weight is not given.
2. Why can't the southern block face onto High St, nearer to the northern block? The Asset Management Group favoured that approach with commercial units underneath homes
3. The original competition ended with a preferred option, which is close to the alternative suggested by CNDP. What has happened to that consultation feedback and preferred option?
4. Can we not hold a further consultation, where more than one option offered to Coleford people to decide on?
5. Is there potential for alteration, noting viability? Number and nature of units, possibly consult Paul Jones; has Council considered the suggested exercise submitted by NDP for consideration
6. What are the timescales for detail on design especially needed for next stage?

Timescales: Unlikely to complete detailed work for May/ June meeting – may be July 18

Planning Committee Councillors will attend Monday 23 April meeting with FoDDC Councillors

Recommendations will go to Full Council April 24th

Meeting closed 7.55pm