**Planning Committee**

**Tuesday 16th January 2024**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

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

Laura Jayne minute taking

1. **To note apologies**

Cllr P Kyne, M Beard, and H Lusty gave apologies.

1. **To declare interest on items on the agenda**

None

1. **To allow dispensation requests**

None

1. **To approve the minutes of the Planning Committee:****19 December 2023**

Cllr C Elsmore proposed the minutes of 19 December 23, to be a true and accurate account. Cllr S Cox seconded.

A copy of the minutes were signed by the Chair.

1. **To raise matters from the minutes of 19 December 2023**

Page 1. P1435/23/FU, Forest Leisure:

Additional information on Five Acres has been provided via a link, answering some of the questions that were asked. Link to be added to December minutes.

1. **To take comments from the Public Forum**

There were no members of public present.

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

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| **Reference** | **Address** | **Proposal** |
| **P1663/23/LD2** | 13 Orchard Road Coleford Gloucestershire GL16 8AU | Application under section 192 to establish whether the erection of a single storey side extension and rear dormer and associated works to include removal of rear gable requires planning permission. |
| We note this application and the scale of works and we await the results of the LPA comments, given the roof conversion and proximity to one boundary. | | |
| **P1610/23/FUL** | Marians Lodge Marians Lane Berry Hill Coleford Gloucestershire GL16 8QN | Erection of two storey side extension, porch and loft conversion. Demolition of existing outbuildings and construction of new double garage. New photo voltaic panels on existing house roof and within the garden. |
| There is insufficient data regarding bats and other reptiles. Added ecological assessment with onsite evidence is required. Linked to this, on one corner where the bi-fold doors are proposed there may be a need for conditions regarding lighting and bats. The roof lights in the existing forest cottage part of the property must also be assessed in this context. | | |

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

Variation of condition 02 (approved plans) relating to P0978/23/FUL to allow for alteration to fenestration, roof and porch.

**29 Coombs Road Coleford Gloucestershire GL16 8AY**

**Ref. No: P1442/23/FUL** | Received: Fri 27 Oct 2023 | Validated: Mon 30 Oct 2023 |

Status: Consent

Discharge of Condition 7 (surface water drainage scheme) and Condition 8 (Construction Management Plan) relating to planning permission P1706/19/FUL.

**1 Sylvan Close Coleford Gloucestershire GL16 8RU**

**Ref. No:** **P0014/23/DISCON** | Received: Mon 30 Jan 2023 | Validated: Fri 13 Oct 2023 | Status: Consent

Letter to go to Clive Reynolds (FoDDC Planning), regarding the various water authorities that cover Coleford, to explain we are concerned that Planners may not be contacting the correct ones.

Noting, that we will await a response from Welsh Water, regarding Sylvan Close application, P0014/23/DISCON

1. **To note Poolway Farm Planning Application, P1594/23/FUL to be discussed further at Full Council on the 30th of January 2024**

Members noted. To carefully look at what we want with regards to S106 monies.

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

The Tracker was discussed and updated with any new and relevant information.

To note the below invitations:

* To invite Minette Matthews (FoDDC Senior Conservation Officer, to the next Planning Committee meeting (30th of January, 24) to discuss the Conservation Area, Enforcement and St Johns Church.
* To invite Lisa-Marie Robson (FoDDC Forward Planning), to the first Planning Committee meeting of February (13th of February, 24), to discuss the Local Plan and allocations.

1. **To receive update on Local Plan and to make any recommendations re progress of CNDP Review including to agree a date to invite Lisa-Marie Robson of Forward Planning to discuss Local Plan considerations/ allocations.**

Cllr C Elsmore provided an update re. Local Plan:

The Local Plan group are meeting every fortnight, to go through a number of policies at a time.

Jennifer Jones is working on local green spaces, open spaces, Forest waste, locally valued landscapes and locally distinctive areas, by looking at lists from NDP’s.

It was discussed and agreed to get in touch with Jennifer Jones, to compare lists, to ensure that she has everything she needs from us, as some smaller areas may not be listed.

**Meeting end: 12.23pm**