**Planning Committee**

**Tuesday 27th February 2024**

**10:30am – 12:30pm**

**Council Chamber**

**Minutes**

1. **Apologies were received from Cllrs R Drury and P Kyne.**
2. **To declare interest on items on the agenda**

It was noted that Cllrs M Cox and S Cox declared a pecuniary, but after discussion this was deemed as not relevant.

1. **There were no new dispensation requests.**
2. **To approve the minutes of the Planning Committee:****13th February 2024**

Cllr C Elsmore proposed the minutes of 13th of February, to be a true and accurate account. Cllr M Beard seconded. A copy of the minutes were signed by Cllr M Cox.

1. **To raise matters from the minutes of 13th February 2024**

Re. Poolway Farm Development; it was noted that the response letter had been sent to FoDDC Planning.

Re. enforcement; Stephen Colegate has addressed CTC Planning concerns and sent in updates. This will be taken under Item 10.

1. **There were no members of the public present.**
2. **To consider the following applications:**

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| **Reference** | **Address** | **Proposal** | **Due by** |
| **P0123/24/FUL** | 7 Holcot Road, Coalway, Coleford, GL16 7HJ | **Change of use of outbuilding within residential curtilage Use Class C3 to hairdressers Use Class E (Retrospective)** | 5 Mar |
| Deferred until next Planning Committee meeting. | | | |
| **P0242/24/GPDE** | 16 Perch Drive Mile End Coleford  GL16 7DG | **Erection of single storey rear extension with mono pitched roof (general permitted development extension)** |  |
| We note there is no detail of materials provided.  Inaccurate biodiversity list, e.g. woodland is within 100 meters therefore there may be ecology implications with illuminations for Bat routes. | | | |

1. **Appeal notifications:**
2. To consider appeal **AP0035/23/REF** Erection of detached dwelling, associated parking and landscaping. (Resubmission) Land Adjacent 6 Bowens Hill Road Coleford GL16 8DU and comment as necessary.

Members noted that the above appeal is a re-submission appeal. Adding that the process has changed whereby appeal officer now visits appeals without anyone knowing.

It was agreed for CTC to write to appeal inspector, stating the importance of the school and requesting they visit between school drop off in the mornings.

1. To consider appeal **APP/P1615/W/24/3338398** Development of site to deliver 2 restaurants with takeaway and drive through, along with the construction of associated infrastructure. Land east of Perrygrove Road and South of Tufthorn Avenue, Perrygrove Road and comment as necessary.

Deferred until next meeting.

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

**Reference: P0345/23/APP**

Address: Land At The Slopes Bakers Hill Coleford Gloucestershire

Proposal: 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.

**Decision: Refused reserved matters**

Decision Issued Date: Wed 07 Feb 2024

**Reference: P1435/23/FUL**

Beech Avenue Five Acres West Dean Parish

Refurbishment of Speedwell building into community facilities, plus the addition of a new build sports hall and atrium to create a leisure use that is flexible for a community hub and leisure centre. External works, including soft landscaping and car parking. Separate cycle store, and sports pavilion**.**

**Decision: Full permission** (28 conditions)

Members noted the above.

1. **To update tracker and consider specific actions/recommendations**
2. Enforcement responses from Stephen Colegate were viewed and discussed.
3. See large sites – relevant updates were added to the Tracker.
4. 2024 AONB Winter Seminar,Tuesday 19th March from 10:00-16:00 at the Old Court Hotel, Symonds Yat, Ross-on-Wye, HR9 6DA: National Landscape and its Function in the Planning system – It was noted that a Committee Member should attend, to liaise with office.

All other relevant updates were added to the Tracker.

1. **Update on Local Plan and also re. progress of CNDP Review**
2. to consider feedback from FoDDC re open spaces, conservation area design etc and Local Plan.
3. to arrange another workshop to consider allocation and environmental update.

b). Neighbourhood planning training Sept 25: numbers to attend.

Cllr C Elsmore updated Members on the progress of the Local Plan.

Meetings have now been increased to 1 a week.

The Active Travel Policy needs to be completed in 3 months time.

Jennifer Jones, FoDDC, has provided a map of open green spaces to Cllr C Elsmore, which needs to be cross checked with the Excel spreadsheet that Jennifer has previously provided.

Neighbourhood Planning is on the 25th of September and needs CTC representation.

After some discussion it was agreed to hold another workshop with FoDDC on the 12th of March, at 12:00pm. This workshop would focus on allocations and the environment.

There are a number of questions to clarify with Jennifer Jones, regarding the Excel spreadsheet of open green spaces. These are to be sent by email, ahead of any workshop.

Cllrs C Elsmore, M Cox and S Cox to work through spreadsheet.

**Meeting end 12:31.**