**Planning Committee**

**Tuesday 12th March 2024**

**10:30am – 12:30pm**

**Council Chamber**

**Minutes**

**Present:** Cllrs M Cox, R Drury, C Elsmore, M Beard,

S Cox, P Kyne

1. **Apologies were received from Cllr H Lusty**
2. **To declare interest on items on the agenda**

Cllrs M Cox and S Cox declared a pecuniary interest in item 7, 7 Holcot Road

Cllr S Cox declared a personal interest in Item 7, 2 Furnace View

1. **There were no new dispensation requests received.**
2. **To approve the minutes of the Planning Committee:****27th February 2024**

Cllr C Elsmore proposed the minutes of 27th 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 27th February 2024**

Re. item 10. c) 2024 AONB Winter Seminar, Tuesday 19th March.

There are no Planning Committee Members available to attend this Seminar. To ask Environment Committee if they are able to attend.

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

Cllr M Cox and S Cox left the room and Cllr M Beard took the Chair.

There were 3 members of public present, representing the change of use of an outbuilding for 7 Holcot Road, Coalway.

Cllr M Beard explained the meeting process to the members of public, welcoming them to address the room for 3 minutes.

Public Member 1 provided a brief history to the business in question.

The family residing at 7 Holcot Road are originally from Monmouth, where they previously had a salon. Due to Covid / lockdown and the cost-of-living crisis, the family relocated to the Forest of Dean and erected a hair salon situated in an outbuilding, to the rear of their back garden.

When setting up the hair salon, all neighbours in the area were consulted, with the majority in support. Any aspects of concern i.e. parking for clients, the owners had addressed and mitigated, by managing the number of bookings at one time and by encouraging clients to park on their private driveway.

They have been running the salon for for the past 18 months, not knowing that they required a different Use Class to cover the service of Hairdressing.

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

Once Public Member 1 had finished addressing the room, Cllr M Beard went on to look at the plans.

Cllr C Elsmore added that commercial rates were being paid during the 18 months of prior operation.

The 2 aspects that Enforcement needed to take into consideration were:

1, Does it have an affect on the parking and traffic in the area

2, Does it affect the Town

Highways state it does not affect the parking or traffic in the near by area.

The meeting was suspended for the members of public to respond, stating that they ensure appropriate use of the car parking spaces available. The owners also stated that there are currently 10 hairdressers in and around Coleford.

Cllr C Elsmore added that there are 2 more additional parking spaces that could be used, through the walkway, towards the top of Holcot Road going onto Wynols Road.

**Cllr M Beard proposed no objection to the change of use of outbuilding.**

**Cllr C Elsmore seconded and all agreed.**

10.53am Cllr M Cox and S Cox returned to the room

Cllr M Cox took the Chair

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| **Reference** | **Address** | **Proposal** | **Due by** |
| P0123/24/FUL | **7 Holcot Road, Coalway, Coleford, Gloucestershire** | **Change of use of outbuilding within residential curtilage Use Class C3 to hairdressers Use Class E (Retrospective)** | 14 Mar |
| No objection | | | |
| P0257/24/LD1 | **Campsite, Rushmere Farm, Crossways, Coleford.** | **An application under Section 191 claiming that for a period in excess of ten years Condition 3 of planning permission P1042/12/FUL that restricted the maximum period a touring caravan could remain on site in any one year to 4 weeks, has not been complied with (resubmission)** | 27 Mar |
| No comment. We will be interested to see the response. | | | |
| P0227/24/LD2 | **2 Furnace View Whitecliff Coleford Gloucestershire GL16 8NB** | **Application under Section 192 to establish whether the erection of a carport to existing parking area requires planning permission** |  |
| Without knowledge of any works which might affect the porous / pervious surface and manner of construction, we cannot make any comment (effect on flooding). | | | |
| P0208/24/LD2 | **1 Park Road Coleford Gloucestershire GL16 8AX** | **Application under section 192 to establish whether the erection of single storey rear extension requires planning permission** |  |
| We note that the property has been previously extended and look forward to the calculations re. percentage curtilage, the original building and space between the extension and the boundary. | | | |

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| **P0971/23/FUL** | **Little Millend , Mill End, Clearwell, Gloucestershire** | **Removal of condition b (holiday let) from DF11273 to remove holiday let aspect.**  Comments have already been submitted |  |
| Noted | | | |

*Cllr P Kyne left the meeting 11:40*

1. **Appeal notifications:**

Cllr M Cox requested delegated authority to draw together response to Appeal by 27

All agreed.

Response given was as follows:

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| **APP/P1615/W/24/3338398** | Land east of Perrygrove Road and South of Tufthorn Avenue, Perrygrove Road | To consider appeal Development of site to deliver 2 restaurants with takeaway and drive through, along with the construction of associated infrastructure | 27 Mar |
| **P1003/22/FUL Planning application**  This application was refused on the basis of 4 reasons. Coleford Town Council feel these still apply, and wish to attend the Hearing. Please see below additional pictures and extra information alongside each reason for refusal.  01. By reason of the proposed uses and their location being outside the defined  town centre boundary for Coleford, the proposal would have a significant  harmful impact upon the vitality of Coleford Town Centre. See previous comments  02. There is insufficient evidence to adequately support that protected species  (bats and dormice) will not be affected. Furthermore, the information currently  provided is not sufficient to demonstrate that the proposals would not have an  adverse impact on the Wye Valley and Forest of Dean Bat SAC and fails the  appropriate assessment. Additional information required by the sustainability team at FoDDC  03. The proposal fails to make appropriate provision for pedestrians to use the  site which in turn raising issues regarding potential safety to users of the site  and the failure to secure a sustainable form of development contrary to  paragraphs 105, 110 and 112 of the NPPF which seeks to provide  development accessible to all and give first priority to pedestrian movements,  whilst offering a genuine transport choice. Transport options are limited: in recent counts only X busses passed the traffic lights.  04. The proposal has failed to demonstrate that the site could satisfactorily  operate in a way which **minimises the scope for conflicts between**  **pedestrians, cyclists and vehicles,** resulting in conflict with paragraphs 110,  112, 113 of the National Planning Policy Framework, which seeks to provide  development accessible to all and to create places that are **safe, secure, and**  **attractive.**  See photos for position of weight restriction on High Nash and articulated lorries passing by site entrance toward Suntory factory adjoining. Lucozade and Ribena Suntory (LRS) informs us that there are 180-240 HGV movements per day, and in summer up to 300 are required for their  production needs. The awkward bend, the short distance to the lights, and pedestrian access mean that queuing traffic would be potentially dangerous.  The town Council purchased and had installed the Spirit of the Forest to enhance this gateway in 2019, at a cost of £25,000.00, see photo of art installation, attached. This would be negatively impacted by the site and its accompanying branding which would be diagonally opposite. | | | |

1. **To note decisions on recent planning and appeal applications and comment as necessary**

Application: P1138/23/FUL

81 Tufthorn Avenue Coleford Gloucestershire GL16 8PP

**Decision:** Granted Permission

**Members noted.**

1. **To consider correspondence sent from Black Box Planning Ltd re. public consultation around proposed new village concept (Glynchbrook), near the M50 motorway in the northern part of Forest of Dean District**

Members discussed the correspondence received around a new village concept, named Glynchbrook. It was agreed that the plans, although strategic, had insufficient data to make comment. However, CTC are talking to the District Council re. all elements of the Local Plan.

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

The Tracker was viewed with any relevant updates, added.

1. **Update on Local Plan and also re. progress of CNDP Review**
2. **to consider feedback from FoDDC planning**

Information has been received from Jennifer Jones (FoDDC), regarding green areas, Local Plan and allocations.

For CTC to work on Coleford green areas, to send to committee for comment, before the information is passed back to JJ.

Cllr C Elsmore updated Members regarding Local Plan discussions, stating that icompletion is to be in April. FoDDC meetings are now once a week.

Pitches are a problem, re. S106.

Coleford allocations considered have now started, including Poolway Farm, North Road and MIlkwall. Allotments have also been discussed (to look into where these could be? Excess land at Trusts?)

Work will continue on this, noting the importance at looking at the Green Ring vs Locally Valued Landscapes.

**Meeting end 12:30pm**