



Coleford Town Council

**Planning Committee
Tuesday 10 November 2020
Minutes**

**Attendees: Cllrs M Cox, S Cox, Drury, Elsmore, Lusty & Kyne
Mr W Williams**

1. Apologies were noted from Cllr Penny.
2. Cllr. Lusty declared a personal interest in Item 12 Re: Planning Application Ref: P1620/20/FUL
3. There were no dispensations requests
4. The minutes of 27 October were agreed

Cllr. M Cox signed minutes

5. To take comments from the public forum

Mr Williams thanked Cllrs. M Cox, and Elsmore for arranging the Old Station Way site meeting, which was thought to be productive, as it further clarified outstanding matters, and also identified issues that still needed addressing. Mr Williams still had concerns about the Lidl development re: the overall specification, the planning process, precedents, and the Building Inspectorate's management of the procedures.

Mr Williams also noted, with regret, that planning applications had been passed retrospectively for Lidl. To be discussed further under Item 7

6. To update on Lidl access

Cllr. M Cox sought clarification re: responses, and it was confirmed that Stroma had referred recent concerns, from the town council, to Lidl GB, and a contact would be sought, to pursue further. **Action for Assistant Town Clerk (seconded)**

Cllr. M Cox thanked Mr Williams for his summary email (of today) with attachments, which was **agreed needed to be considered further in full**. It was further noted that drawings were still awaited from GCC Glos. Highways, along with other information, that had been requested.

Cllr. M Cox stated that there was still a need to check again whether the completion notice had been issued. It was acknowledged that there had been some improvements, but there were three areas where concerns had been raised: that all works had acted appropriately to check Regulations were adhered to. With one specific re: enforcement & areas of legal responsibility, where Mr Williams noted the FoDDC Enforcements Officers are responsible, not the Building Inspectorate. This also needs further investigation. There was also further discussion re: potential for further improvements re disability access. It was agreed that this item must remain on agenda, until it had been fully addressed

Mr Williams left the meeting at 6.10pm

7. To update on NDP monitoring

It was noted that further evidence was to be gathered, in readiness for any subsequent reviews. Specific details to be agreed at subsequent meeting.



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8. To make recommendations regarding Planning budget items for 2021/2020

A budget of £5k was notionally acknowledged, as it was noted that there were some emerging training needs, and if necessary to gain planning consultancy needs, as part of the wider council budget discussions.

9. To note and agenda later the following Consultations

The Consultations were noted, and to be carried forward further on next meeting agenda.

10. To note recent planning decisions for October and early November

Planning decisions were noted as all consents.

12. To note recent planning decisions, including appeal decisions

Reference	Address	Proposal	Comment
P1620/20/FUL	Greenacres Camp Site Scowles Road Coleford Gloucestershire GL16 8QS	Change of use of agricultural land to form an extension to the existing adjacent campsite.	No Objection To note CE1 supports, and that it is in Green Ring, policy CNE2: "within Green Ring Zones 1-3 proposals that would consolidate or enhance outdoor recreational facilities and to assist in the delivery of biodiversity objectives will be supported." Bird and bat houses to be installed; new hedge with appropriate native shrubs. Check drainage and sewage requirements are appropriate. . The Town Council wishes to encourage the extension of the cycle /footpath nearby toward Berry Hill/Christchurch.
P1696/20/FUL	17 Edenwall Rd Milkwall Coleford Gloucestershire GL16 7LA	Erection of a single storey extension to rear of existing dwelling house.	No Objection
P0104/20/DISCON	Berry Hill Farm The Gorse Coleford Gloucestershire GL16 8QE	Discharge of condition 05 (landscaping) relating to P0236/19/FUL.	No Objection



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P1518/20/FUL	The Barn, Lower Lane Five Acres Coleford Gloucestershire GL16 7QN	Conversion of existing garage to provide annexed accommodation with associated alterations and works.	No Objection
P1519/20/LBC	The Barn, Lower Lane Five Acres Coleford Gloucestershire GL16 7QN	Listed building consent for conversion of existing garage to provide annexed accommodation with associated alterations and works.	No Objection , subject to agreement with Conservation Officer's request for information and advice, including the consideration of light entry into building
P1673/20/TPO	6 The Paddocks Coleford Gloucestershire GL16 7PX	Crown lift and crown thin by 20% of Oak tree at 6 The Paddocks.	No Objection
P1686/20/TPO	Row Of Trees Running NW-SE On Land To West Of Berrows Close Coleford Glos	Crown lift to 2.4m of x 3 trees.	No Comments
P1738/20/FUL	Greenacres Camp Site (also known As Land At Greenacres) Scowles Road Coleford Gloucestershire GL16 8QS	Variation of condition 05 (occupation period/opening times) to enable temporary relaxation of part of the condition to permit opening from 1 November 2020 until 31 March 2021 in relation to planning permission P1677/15/FUL.	No Objection as it is temporary and has a clearly defined timespan, so will not set a precedent.
P1725/20/FUL	20 Coombs Road Coleford Gloucestershire GL16 8AY	Erection of a single storey extension	No Objection