

**Planning Committee**  
**Tuesday 24 November 2020**  
**5.45 pm - 6.55 pm**  
**(Via Zoom)**  
**Agenda**

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

1. Apologies received from Cllr. Lusty
2. There were no declarations of interests
3. There were no dispensation requests
4. **The minutes of 10 November were approved.**

**Cllr. Cox signed.**

**5. To raise matters from the minutes of 10 Nov 2020**

Cllr. M Cox provided an update on the planting of trees re: Woodland Trust, and the actions will now be overseen by Amenities Committee. An update was given re: Old Station Way site visit, and Brian Watkins, Highways, will be reporting back to the town council re: in principle licence, for potential trees

Cllr. Cox noted Mr William's report (only received that day) and the committee would consider fully.

The Assistant Town Clerk (seconded) reported that his pursuit of Stroma (Building Inspectors) had elicited a response that they have referred the matter back to Lidl. Cllr. M Cox emphasised that building inspections remit is with the Buildings Inspectors. Cllr S Cox also updated re: disability access.

Cllr. M Cox summarised outstanding matters:

- **Highways, and safety issues:** From evidence it appears there is no completed plan, to which Highways worked. Cllr. M Cox will raise with Tony Pope, FoDDC, Planning, in an attempt to secure a completed plan.
- **Safety Audit** Cllr. M Cox stated that there was clear evidence that there was work still needing to be undertaken, and that the discharge of the safety audit was still outstanding.
- **Building Inspectors, and issues of Certificate:** This is a staged process. Some of the certificates are with FoDDC. In further summary, Cllr. M Cox stated that it was a 'staging process', and that the evidence needed to be clear, and then suggested that the town council write to Lidl, re: certificates, and dates, etc. The

Assistant Town Clerk (seconded) confirmed that he had received a response from Jennie Hart, Building Control Technical Officer, FoDDC, who had reported that Building Control applications are being dealt with by Approved Inspectors, so they were not involved with any of the details, and that there had not been any further certificates received. It was requested that a note be added to FoDDC system, to notify when any more certs or correspondence is received.

**Action: To contact Lidl and request an update re: disability works still outstanding, as Stroma have referred back to them**

**6. To take comments from the public forum**

Mr Williams referred to his latest submitted report to the town council, and will leave his report with them, to consider fully. Mr Williams stated that he was disappointed with the papers on file with Highways; and believes that there are still outstanding issues. Mr Williams had additional papers to send, and will email the town council main office.

**7. To make recommendation re: additional committee members**

This Item to be deferred to Full Council Re: Cllr. Kyne becoming a member of this committee

**8. To respond to Chepstow Transport Study (WeTAG/WebTAG Stage 2)**

Cllr. M Cox summarised re: the various options and, after further discussion, members were asked to feedback their comments, for a letter to then be submitted, as formal response.

**9. To note consultation on Forest of Dean Local Plan preferred options deadline on Friday 29th January 2021.**

Cllr. M Cox summarised, and the response deadline was noted

**10. To note recent planning decisions, including appeal decisions**

The planning decisions were noted.

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

Reference	Address	Proposal	Comments
P1859/20/ADV	Coleford Police Station 1 Lords Hill Coleford GL16 8QB	Advertisement consent for the erection of a wall mounted police lantern and ground installed flag pole.	<b>Defer consideration</b> , as information incomplete re: location, light, design, and height of flag pole <b>Note:</b> Registering the point re: incomplete information, with Application Papers

P1845/20/FUL	49 Coalway Road Coalway Coleford Gloucestershire GL16 7HL	Raising of roof height to provide additional bedrooms and shower room. Re-roofing of dwelling	<b>No Objection</b> <b>Note:</b> Height information not included, and registering the point re: incomplete information, with Application Papers, especially if for Full Consideration (with FUL reference)
P0118/20/DISCON	Land At Former R And D Pressings Whitecliff Coleford Gloucestershire GL16 8NB	Discharge of condition 07 (hard and soft landscaping) of planning appeal APP/1615/W/18/3211122 (P0630/18/FUL).	<b>Comment:</b> <b>Cannot discharge condition,</b> until advice from Drainage Officer is sought re: gabions
P1769/20/FUL	Forest House Hotel Cinderhill Coleford Gloucestershire GL16 8HQ	Change of use of hotel (C1 Use) to holiday accommodation (C3 Use)	<b>Comment:</b> <b>Support</b> but to note, as a listed building the design to be appropriated, and monitored. Good alternative use, promoting tourism
P0108/20/DISCON	Dora Matthews House (Also Known As Land At Bank Street) Bank Close Coleford Gloucestershire	Confirmation of Compliance with Conditions 03 (Archaeological work), 04 (Site Investigation), 08 (Pedestrian access route), 09 (Surface water drainage), 10 (Habitat Management Plan), 11 (Access road) and 12 (Low carbon energy) of planning permission P0438/13/FUL.	<b>Comments:</b> Support Discharge of Conditions 03, 04, and 08 Re: Support Discharge of Conditions: 10, 11 and 12: only if Professional Body is satisfied conditions are fully met

**Planning Committee of 24 November 20 (continuation)**  
**Tuesday 1 December 2020**  
**5.30 pm - 6.15pm pm**  
**(Via Zoom)**  
**Agenda**

**Attendees: Cllrs M Cox, S Cox, Penny, Elsmore**

Apologies received from Cllrs Drury and Kyne

**4. To consider the following applications**

P1706/20/ADV	Development Site At Berry Hill, Coleford (Also Known As Land North Of Lower Lane Berry Hill)	Advertisement consent to display 1 no. freestanding, non-illuminated sign and 6 no. non illuminated flag signs.	<b>No Objection</b>
P1736/20/FUL	Land North Of A4136 Lower Lane Berry Hill Coleford Gloucestershire	Variation of condition 01 (approved plans) of P1547/19/APP due to the archaeological site strip identifying two previously unidentified mining shafts on the site. Affected plots 137-139, 179 and 180 on approved layout plan.	<ul style="list-style-type: none"> <li>• Variation could be approved subject to a complete map, being provided to FoDDC with exact locations, of all mineshafts.</li> <li>• That the engineer, appointed by the Coal Board agrees to the variation, particularly in respect of Plot 139, and parking bay.</li> </ul> <p><b>Note:</b> We believe that it should be a Thornton House, not Thornbury.</p>
P1789/20/FUL	Greenacres Camp Site Scowles Road Coleford Gloucestershire GL16 8QS	Erection of a timber holiday lodge (replacement for existing mobile home).	Whilst supportive, even within the Green Ring (CNE2), it should still be a 'holiday let', i.e. with the leasing availability then in line with existing site conditions e.g. not all year round.
P1758/20/FUL	Beeches Farm Grove Road Berry Hill Coleford Gloucestershire GL16 8QH	Erection of a replacement dwelling with associated works.	Reserve right to fully respond, upon provision of additional required information. <b>Interim comment:</b> This is in the Green Ring (CNE2), so it is necessary to

			<p>establish whether this is a replacement building, or new.</p> <p>We still need information re: length of time building has been derelict/empty, whether any buildings are to be demolished, how many buildings might be converted.</p>
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