



Coleford Town Council

**Planning Committee
11 - 12.30pm
Tuesday 9 November 2021, and
continued 16 November 2021
Council Chamber
Minutes**

Attendees 9 November: Cllrs M Cox, M Beard, S Cox, Elsmore, and Kyne.

C Haine: Town Clerk

See later section for continuation meeting 16 November 2021

1. Apologies received from Cllr. Penny (9 November)
2. There were no declarations of interest
3. There were no dispensations requested.
4. The minutes of 26 October were unanimously approved.
Cllr M Cox signed a copy of the minutes as a true record.

5. To raise matters from the minutes of 26 October 2021

Cllr. Elsmore updated on FoDDC meeting re: Active Travel. Additional funding has been allocated for helping projects of this type to be made ready within the 'Levelling-Up' award. Cllr. Elsmore will attend following meetings and report back. The Town Clerk was asked to seek again for further updates from the Chepstow Transport Group.

6. There were no members of the public present at the start of the meeting.

Cllr. M Cox read questions asked to be put by Mr Walt Williams re; tree planting in Lords Hill; CNDP and new Local Plan re: new housing, potential sites, and housing figures.

7. To consider the following applications:

Reference	Address	Proposal
P1753/21/FUL	8 Machen Road, Broadwell, Coleford, Glos, GL16 7BU	Erection of two storey side extension and associated works
No objection, subject to:	1. Materials should be consistent (existing windows are white) but both blue and grey windows are noted, contradicting each other. 2. Check overlooking of other properties re terrace	

P1681/21/OUT	Land at the Slopes Union Road Bakers Hill, Coleford' GL16 7QB	Outline application for the erection of two dwellings with associated works (all matters reserved)
No objection if mitigation is undertaken, by condition as necessary	1. Part of this land is classified Local Green Space (see Appendix H CNDP 7 Bakers Hill, re policy CC3). However, driveway area can be green landscaped, conserving wildlife corridor, and remaining part of same green space should be enhanced using money ring fenced from the sale. 2. Welsh Water should be consulted re sewage and capacity. NB same sewer as used for half the 180 houses Lower Lane development (to restrict flow) 3. GCC Highways comments are noted, but still to register concerns re: access for potential 140 houses allocated at the junction, and traffic implications 4. Coal authority site visit should be undertaken, as pit head/building was on corner of Poolway/ Gloucester Rd and it appears no site visit included in report.	



Coleford Town Council

P1781/21/TPO	8 Birch Park Coalway, Coleford, Glos GL16 7RU	Undertake 15 % crown reduction of Oak tree T1 of DFTP09
Objection	Based on lack of information included. No arboriculturist report attached. This is a key tree.	

P1739/21/FUL	Land at 5 Victoria Road Coleford, Glos, GL16 8DR	Erection of 2 storey detached dwelling and ancillary works (revised scheme)
Mitigation needed	Lacks full information re water as required by previous condition. Drainage officer needs to approve site measurements are robust (one set shows huge variation).	

Cllr Cox directed attention to the FoDDC Planning Portal, for members to note the community hospital application below and prepare for later consideration.

P1734/21/FUL	Playing Field Steam Mills Road Cinderford GL14 3HY	Development of site, including removal of existing skate park, to provide new community hospital building (and ancillary building), with associated infrastructure works including revised site access, parking provision, landscaping, site re-profiling and drainage works
Comment:		

8. To update and review tracker with actions/responses, as attached, including:

Cllr. M Cox stated that she would take the Tracker Items in two parts, first
a. the proposed Erection of Primary Care Centre
b. remainder would be later.

P1177/21/FUL	Land Off The Gorse Coleford GL16 8QE	Erection of Primary Care Centre
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a. Cllr. M Cox reported back on the recent meeting with local GPs: notes of that meeting had been circulated.

Furthermore she reminded members that the Town Council Planning Committee took the decision on 13 July to raise an objection to this planning application with FoDDC, that was noted at Full Council on 27 July 2021. Given that decisions cannot be reversed within six months according to Standing Orders, there would be a need to call it in by six councillors, in writing and submitted to the Town Clerk if, under Standing Order 7 if it was to be re-considered.

Cllr. M Cox brought forward Items 9 and 10. Proposed extension of 10 minutes was agreed. Item 9 was proposed by CTE and seconded by SC to be taken in committee, which was unanimously agreed.

12.25pm In-Committee

9. To consider pre-application enquiries

Cllr. M Cox noted three pre-application enquiries had been received, and these were scheduled with councillors for the week commencing 22 November. All such matters are confidential. The Town Clerk was asked to communicate with relevant parties and arrange for



Coleford Town Council

any drawings/details to be sent a minimum of one week in advance. Clerk to make confidential information accessible to relevant councillors only.

12.35 Returned to public session

10. To note recent planning decisions

Cllr. M Cox summarised, with recent examples. Members noted that FoDDC Planning had taken account of CTC Planning Committee comments in their decisions.

Meeting adjourned to reconvene on November 16th at 10am in Council Chamber. Clerk to notify all.

In advance of the recommencement of the meeting, a member of the public spoke with Councillors re concerns over a planning application.

Minutes continued, Nov 16th 10.05

Attendees: Councillors M Cox, S Cox, C Elsmore

Apologies: C Haine

Item 8 continued, part b) remaining action tracker with actions/responses, as attached, including:

- a) **Lidl:** the timeline of actions and responses to/from Lidl and Planning Enforcement was discussed. No response from either to recent letters. The Clerk was instructed to send copy of recent letter/email to Planning Enforcement to Cllr M Cox. Following the check on dates, to send a letter to Mr P Williams FoDDC asking for an indication as to when we should expect a response from Enforcement.
- b) **Meeting arrangements FoDDC Local Plan :** Cllr M Cox reported on conversation with NG (Local Plan Policy at FoDDC) who stated that no date had been set for next Community/ Developer Fora. It was likely to be in early December, but he expected more information after the Local Planning Group meeting of 23/11/21. Council should be notified of dates.

Cllr M Beard arrived 10.41am

- c) **Section 106 update** A late email response re section 106 meeting had been received from Mr P Williams. Clerk was instructed to reply immediately with a date of Mon 29 November 16.00 for a meeting at CTC with the Planning Committee & Mayor.

Cllr P Kyne arrived 10.50am

Cllr R Drury arrived 10.55am

- d) **Trees, TPOs and replacements as needed** Two TPO ash trees need to be felled as ash die-back. **Recommendation** from Planning to Finance and Asset management to approve invoices to enable arboriculturist to proceed with applying for permissions and works. Replacement trees for these and two removed previously to be planted , one behind 65 Lawdley Rd, and three to be adjacent to hedgerow where the recent two to be felled. Advice and selection from silver birch, hornbeam,



Coleford Town Council

rowan and crab apple to be effected. Agreed. CH Resident of 67 Lawdley Rd to be contacted.

It was proposed that two trees recommended by Environment Committee to be planted in respect and recognition of Queen Elizabeth and Prince Philip to be planted in Bells Field.

- e) **Water Infrastructure** Useful meeting with JB and PS of GCC Flood Authority with the following outcomes:
- Received data of recent investigations of pipes/watercourses in the town
 - Awaiting the results of modelling on Slut's Brook (Thurstan's Rise) to inform works
 - Once works there complete, remodel again to assess works needed on Thurstan's Brook.
 - Use data already collected along with modelling to improve flow in pipes and watercourses: likely to be prioritised. (Capital scheme already granted funding, and Highways input needed re blockages/barrier works – money and timing of works.)
 - Remodel after all that work, and see if any capital available to do further works, as noted. MC to ask JB re capital timescale and any flexibility.
 - CTC to publicise GCC schedule locally via newsletter etc to inform local people
 - CH Arrange meeting for planning and other interested councillors to go through data maps, for their knowledge but confidential at this stage.

11. To consider CNDP and to inform Full Council re

- a) **review profile** draft document discussed and amended – MC to send amended version to all Planning to check before sent out with Full Council papers
- b) **possible schedule** see document, but key is the status of CNDP as most recent part of Local Development Plan. As FoDDC progress their emerging LP, continue working to a final date just after their LP is adopted. This may need to be flexible. Formal consultations can start once FoDDC are informed Review has begun.
- c) **FoDDC Local Plan links** attend and report back on FoDDC Fora. MC Ask FoDDC if any help available similar to GRCC provision last time.
- d) **group membership/terms of reference** preparation for Review could commence with practical scoping, sorting out potential terms of reference, admin etc.
- e) **workshop with other reviewing councils in Forest** CTC offer to host other local groups who are also thinking of Review. Ask FoDDC/GRCC

Meeting ended: 12:15pm