



Coleford Town Council

Planning Committee
14 December 2021
11.00 - 12.30pm Tuesday
Council Chamber
Minutes

Attendees; Cllrs. M Cox, S Cox, Elsmore, Kyne, Beard and Drury

1. There were no apologies to be received
2. There were no declarations of interest regarding items on the agenda
3. There were no new dispensation requests
4. The minutes of the Planning Committee of 30 November 2021 were unanimously agreed

Cllr. M Cox signed a copy of the minutes as a true record

5. To raise matters from the minutes of 30 November 2021

Cllr. M Cox further re: tree work, and also and replacement trees.that Full Council had approved. All other matters taken within this agenda.

6. There were no members of the public present

It was noted that Mr Walt Williams had sought further clarification re: outstanding matters, and the Town Clerk will respond promptly.

7. To consider the following applications:

P1915/21/FUL	58 Gloucester Road Coleford Gloucestershire GL16 8BW	Conversion of existing attached garage and erection of new single storey garage extension
No Objection	using information presented, although there is no measurement of the ridge of the garage/workshop, and the distance to the boundary is unclear.	

To note re community hospital application below: Cllr. M Cox emphasised that Cinderford TC are involved with the application, and have made their statement. Residents of Coleford would be intended users of this facility, so Coleford Town Council though not a statutory consultee, is making comment as anyone can with any planning application. Clerk confirmed deadline to be 12 January 2021

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
OBJECTION	This Council questions the viability of this site for the community hospital provision, given the information presented, focussing on: Transport and access: we share the concerns of GCC Highways re the “significant number of departures from standards” requested by developers, and with no evidence of how GCC concerns are to be addressed. Traffic flow,	



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turning, and access, especially at the staggered junction with Valley Rd leading to the industrial estate, must be assured and enable safe access to the hospital (to meet Highway requirements). No solutions are evident to address these concerns (see Transport Assessment Appendix P.). It is imperative for the hospital to ensure safe access for numbers of vulnerable people and ambulances/ care transport. The queueing, right-turning, traffic issues questioned by GCC, who raise the potential for increasing risk of collisions (5.78) gives CTC concern too. Also the wet weather/flooding effects on road surfaces must be solved. GCC Highways concerns MUST be dealt with: on safety audit and on retaining fully correct standards.

Parking: 7 spaces for accessible parking at a hospital is insufficient (and what is the trigger point for more?); space for Dial A Ride or similar looks insufficient. Number of electric charging points need to be increased.

Minerals and waste: The list of substances in exceedance of levels at certain locations i.e, asbestos; antimony, copper, cadmium, mercury, nickel, selenium and zinc, petroleum and the lack of how these concentrations are to be rectified is not evident at this planning permission stage. Five seams of coal are believed to have been worked under here, but the degree of soundness of infilling is unclear so the need to stabilise, drilling, grouting, filling voids, entries etc has to be addressed. This site does not seem to be the right place to give permission for a **hospital** unless/until/AFTER these concerns are solved.

Potential for addressing increasing population of Forest. As the FoDDC Local Plan Review is now under way and it is clear thousands of new households must be provided for within the District in the next Plan. Given current demographics, many people will be elderly and provision for more vulnerable people needs to be made. It does not appear that any later extension will be possible on this site.

8. To update and review tracker with actions/responses, to be forwarded, including

a. To receive feedback from meeting with Peter Williams FoDDC

Cllr.M Cox summarised re this meeting:

- re section 106 and particularly in respect of Coleford Town's exclusion from consultation even though Coleford was a Member of the original Board for the redevelopment of the Five Acres site. Peter Williams felt consultation could perhaps have been done better and agreed to investigate further, especially re status now, and will respond. The Clerk was asked to follow up re this and documentation promised.
- Questions re enforcement actions and timescales were put to PW, and further enquiries were to be made, given FoDDC's priorities in the short-staffed situation. Whitecliff, Lidl answers have not been received.
- PW agreed to look into the sustainability team's actions and response from District Council re extension of cycle path/footpath down into Mushet Walk.

b. Pre Applications

Cllr. M Cox added that her aim to get information related had not found answers as yet, in particular re NDP Policy CC1. Cllr. M Cox also referred to a GRCC meeting in January, which RD offered to attend regarding community buildings.



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c. NDP Review

Following the decision at Full Council to start preparing for a Review of CNDP, this Committee needed to focus on a 'scoping' document, to consider the resources, tasks, timeframe to set up such: this to be included as an agenda Item at the January 22 Planning Committee.

It was further noted that changing needs of residents, and increased population, would be captured as part of the wider NDP consultation.

d. Update on Local Plan re: dates

Cllr. M Cox stated that she was in touch with Nigel Gibbons, FoDDC and that no specific dates after Christmas, had yet been identified. The Clerk would keep in view and ensure this Council are made aware of future meeting dates as soon as they are issued.

9. To note recent planning decisions

Decisions were noted.

Meeting closed: 12.15pm