



Coleford Town Council

**Planning Committee
25 January 2022
11.00 - 12.30pm Tuesday
Council Chamber
Minutes**

Attendees; Cllrs. M Cox, S Cox, Elsmore, Drury & Kyne,

1. Apologies received from Cllr. M Beard.
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 11 January 22 were unanimously agreed

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

5. **To raise matters from the minutes of 11 January 22**

Cllr. M Cox referenced Planning P1734/21/FUL: new community hospital, and, from the FoDDC Planning Portal, it was noted that this application was subject to further information being sought, with a new deadline set for 9 March 22. Cllr. M Cox proposed, and it was unanimously agreed, that this planning application should be kept in view, particularly in respect of GCC Highways comments re: design, traffic flow, turning, etc.

It was noted that there were still points to clarify, in response to Mr Walt Williams, and for Cllr. M Cox to speak further with the Town Clerk, so that he can respond more fully.

6. There were no members of the public present

Note: Correspondence from two Members of the Public, referring to Items P2100/21/FUL and P0996/21/FUL on the Agenda, were considered under those items

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

Reference	Address	Proposal
P2039/21/FUL	Pomegranate 8 St Johns Street Coleford GL16 8AR	Conversion of ground floor shop to one bed holiday let with retention of storage and office space associated town centre retail use and/or maintenance of holiday let.
Objection:	This property is in a vibrant, vital retail part of the Conservation Area, in Coleford Town Centre. Thus CNDP Policy CTC 4: Town Centre Retail & Services Provision, applies. As stated, the upper storey is currently a flat, and the loss of retail on the ground floor, would make the whole building residential, which would not be supported in this policy. The proposed usage is not for community/services use and would alter the distinctive character of St John Street, see CHE1 and Appendix A photos 5 and 18, pages 1-6. Whilst this Town Council supports tourism locally, this change of use, if approved, would set a precedent, and diminish the vitality of the town centre, especially St. Johns Street.	



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	<p>With regard to the exemplar precedent cited (Appeal Decision App165/W/19/3241049 No. 2 High Street): please note both the Inspector's comment paragraph 4 recognising Policy CTC4, remarking on the small number of empty premises in the town, and in paragraph 9 "My decision does not therefore set a precedent which could be of concern to the local community."</p> <p>St John Street has had changes of ownership, and types of retail trades, but does not have long-term empty premises, nor is this premises empty.</p>
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P2100/21/FUL	Land At Ellwood Road Milkwall Ellwood Road Coleford Milkwall GL16 8PZ	Erection of 51 Dwellings (including affordable housing), and associated garages, access, parking, landscape and associated works
Support subject to the following comments	<p>This Council recognises this site is allocated for housing in Coleford Neighbourhood Development Plan (policy CH3). The following comments are relevant:</p> <ul style="list-style-type: none"> • Affordable housing: 40 % is required through the Local Plan, and given an increase of 3 on the allocation of about 48, we cannot see that a lack of viability is valid reason to reduce this to 13.7%. That is only 7 dwellings, only one of which is a house, and there is no allocation of New Homes. This needs to be increased. We await comments from FoDDC Housing Officer, and viability report. • Drainage: the comments from GCC Flood Authority, Drainage Officer are urgently required re sufficiency of SUDs, given the lack of valid infiltration tests and little information on groundwater (a major concern here as the underlying aquifer is a source for water for Suntory /Ribena/Lucozade, our major employer). This also links with • The efficacy and location of play area to the east, where water drains, and thus will be out of action when filled with water. Coleford has experience where play areas have had to be moved as they were not fit for purpose with this dual role. This position is not where it is easily viewed from surrounding properties, and the equipment is sparse for the likely number of children. • Heritage and impact on character: note CNDP Appendix A re character and Appendix G re the Colour Works which is of non-designated heritage value near the site, and local tramways. • Green Infrastructure: the recognition of the importance of bats, foraging, roosting and SAC is welcomed and reacted to. The significance of the meend ecology adjoining the site is not perhaps fully understood, given the use of the term forest waste, so wildlife corridors need checking. <p>The Sustainability Team/Conservation adviser should view this development, its design and green infrastructure from Gorsty Knoll (view10 Appendix R).</p> <p>We welcome in Highways terms, the inclusion of the pavement from the site to Station Rd and would advise that the 30mph designation should be extended to a point agreed with Highways at the other end of the site, towards Ellwood. Also we note the cattle grid to protect against boar, sheep, deer, but</p>	



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	<p>appropriate barriers, still permitting good access for cycle/foot, also need to be included on those other routes in.</p> <p>Section 106 monies: As a large site, we would expect improved infrastructure, and seek more clarity in respect of how much is being requested, with explanatory justification, by GCC Education, and GCC Highways including as part of Active Travel and Adult Recreation. This Council requests £20,000 to improve connections/extensions to existing cycle routes.</p>
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To review the following application, in the light of further statutory consultee comment and correspondence. Our previous comments were made in June 2021

P0996/21/FUL	The Barns Pingry Lane Milkwall Coleford Gloucestershire GL16 8QD	Retention and change of use for existing ancillary building (formerly agricultural use) into Sewing/fabric workrooms with associated works. It is intended that this site would be used for commercial client meetings, training facilities, offices, as well as light manufacturing, sewing, and the cutting and storage of fabric
Withdrawn Support	<p>This Town Council withdraws its support, consistent with its previous comments, particularly with regard to GCC Highways comments and recommendation for refusal. Whilst we still, in principle, support local employment, the lack of resolution re access by road and foot, with narrow lanes have always caused us concern.</p> <p>We also require clarity regarding Enforcement Notice: RVH12102018 Land at Breckness Court: which appears to instruct demolition of part of this site. We seek reassurances that Planning Process has been properly carried out, and actions undertaken, before decision on this Application.</p>	

8. To note recent planning decisions

Decisions were noted

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

- a. **Planning enforcement:** Lidl has carried out remedial works on planting at site. CTC to assess.
- b. **Water Infrastructure:** GCC Flood Authority to be contacted re update on progress with first stage of network assessment (NE), and potential scheduling of works in Coleford.

Other Tracker Items were updated

12.25pm An extension of 20 minutes was proposed, and unanimously agreed

10. To consider prep for CNDP Review, draft document, to inform Full Council in timely fashion

Cllr. M Cox introduced NDP documents previously circulated. Following some discussion, it was proposed, and unanimously agreed, that there should be an additional, single item NDP Review Planning Committee meeting. This is provisionally scheduled for **Thursday, 3 Feb 22, at 9.00am.**

12.40pm A further extension of 10 minutes was proposed, and unanimously agreed



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11. To note and discuss Planning Enforcement document.

This Item deferred to next standard Planning Committee meeting, and Town Clerk to circulate document.

12. To consider pre-application enquiries

Cllr. M Cox updated.

Meeting closed: 12.50pm