**Planning Committee**

**Tuesday 25 July 2023**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

**Present:** Cllrs M Cox (Chair), R Drury, H Lusty, C Elsmore,

P Kyne, S Cox, K Robbins, M Beard

1. **To note apologies:** No apologies received
2. **To declare interest on items on the agenda:** No interests declared
3. **To allow dispensation requests:** None received
4. **To approve the minutes of the Planning Committee:** **27 June 2023**

Cllr C Elsmore proposed the minutes to be a true and accurate account,

Cllr P Kyne seconded, Cllr M Cox signed a copy of the minutes

1. **To raise matters from the minutes of 27 June 2023**

Page 1: Item 5, Bowens Road, to be amended to Bowens Hill Road – All agreed to amendment

Item 9: Trial of photographs to be taken by Cllr P Kyne. Trial not yet began, to now begin in September.

1. **To take comments from the Public Forum**

Correspondence received, re. Land at Ellwood Road development. With concerns over traffic and Biodiversity issues. Office advised that any objections need to be forwarded to Forest of Dean District Council.

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

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| **Reference** | **Address** | **Proposal** |
| P2100/21/FUL | Land At Ellwood Road Milkwall Coleford GL16 8PZ | Erection of 49 Dwellings (including affordable housing), alongside a new access road, landscaping and associated works. |
| **This is an allocated site which we support in CNDP.**  **The following aspects need further investigation or mitigation:**  **Biodiversity**; We note that Natural England are not satisfied with the amendments cited to date and their requirements still need to be met.  Further mitigations which may be useful, to give emphasis to CNE3.   * to work towards designating their green square as a Local Green Space, which would then go to the CNDP Review. * The detail of management of green areas, for example between the back garden fences and the hedgerows, buffer zones needs to be adequately defined. * The Southern boundary links into the meend, which is distinctive in this area and appropriate conditions will improve the status of the Southern green corridor. * Hedgehogs, Newts, Reptiles, amendments do not appear to be sufficient.   **Flood Authority;** No comments have been received from consultees regarding ground water, in this important area for abstraction by the biggest local employer, Suntory who make drinks. Given the attention paid to the SUDS detail we would welcome that inclusion.  **Iron mining / shafts;** The appropriate consultee, the District Gaveller, should be asked for comment on this.  **Housing;**   * Affordable Housing at 10% is insufficient to meet District requirements; we await with interest the outcome of the Viability appraisal. * There is no height on the revised garage drawings * Solar Panels could be included and Electric charging points should be defined, in order to reduce carbon footprint.   **Local Character;**   * The boundary methods include stone walls which are characteristic of this area, see Appendix A, Section G, pages 103 onwards. * See Appendices M and G for local context in heritage and archaeology. For example a Roman Hoard was found near Tufthorn, so an archaeological condition may be needed.   **Noise;** Following the Appeal APP/P1615/W/22/3303430 at Tufthorn Avenue, should the noise requirements where there are adjacent industrial sites, relate to BS8233 or BS4142?  **Traffic;** We will be interested to see GCC Highways comments on these revisions, particularly relating to the narrow bend in the road, near to the entrance.  **Active Travel;** In the design statement the developers refer to the cycle network in the immediate vicinity of Station road, which Coleford TC is keen to extend with the potential for Section 106 contribution to be made. | | |
| P0531/23/FUL | Foxglove Cottage Whitecliff Coleford GL16 8NB | Erection of 1.5 storey timber framed barn style garage with holiday let accommodation above and associated work. Demolition of existing garage |
| **Objection**  This is situated within the EA’s Level 3 highest risk of flooding. Green Ring and from our local knowledge and experience, the surface water from Coleford comes down from the bowl toward the Wye. We consider this to be a risk to the additional people living in this space (especially as they would not be locals).  We do not understand the Environment Agency’s comment, starting with Zone 3 Flood risk ending up with a low risk to flooding. Given the importance of the flood planning law, where we may not put new people or existing people there, at risk to flooding. Please explain this illogical statement. This is particularly important as we are already discussing with the Flood Authority re. Mitigation in other areas in Coleford.  We note the permeable entrance way. | | |
| P0835/23/LD1 | Campsite Rushmere Farm Crossways Coleford GL16 8QP | Application under Section 191 claiming that for a period in excess of ten years condition 3 of planning permission P1042/12/FUL that restricted the maximum period a touring caravan could remain on site in any one year to 4 weeks, has not been complied with |
| This Planning application is still unclear. It appears that there has been a breach of regulations, which we would assume would then go to FODDC enforcement, so that current use, abides to the 4 week rule. | | |
| P0901/23/FUL | 1 The Purples Coalway Gloucestershire GL16 7JL | Erection of two storey rear extension |
| **No objection** | | |

1. **To note recent planning and Appeal decisions and comment as necessary:**

P0746/23/PIP 29 Coombs Road – Permission in principle given

P0526/23/FUL 6 Coombs Road – Consent given

1. **To update tracker and consider specific actions/recommendations**
   1. P0682/23/FUL land at 6-8 Bowens Hill Rd

Exchange of letters between Planning officer and ……

Cllr M Cox presented figures to Committee.

There is room for us to send these figures to the Planning officer, showing evidence for their consideration.

Refer to issues relating to Victoria Road in CNDP Appendix A, Page 18 onwards.

Victoria Road is also the main access Road for Buchanans Recreation Ground and the Cemetery

**Tracker:**

Illuminated signs – No movement

No update on Guardian office

Push for answers

Cllr C Elsmore letter re. FODDC Planning department and their resources

Report from Town Council, to be sent in.

Draft response to be put on Agenda for next meeting

1. **To reflect on Planning Training and forward planning:**
   1. **Conservation Area:**

GAPTC AGM – Cllr S Cox and H Lusty attended.

TheNPPF changes were explained.

Enforcement are to become more powerful.

The encouragement of individual residents to write to Enforcement / Forest of Dean District Council themselves, rather than just the Town Councils.

Charter of performance

Re-emphasised importance of NDPS

To look at how we encourage local people to contribute their concerns and get involved

Beginning of Sept Agenda – What we really need to do for prep for the Review

* Looking at the monitoring of the review that we have done, saying where are the differences / gaps
  1. **Local Green Spaces conservation and info/ideas for residents/owners**
  2. **Allotments**

1. **To consider timing and prep for any NDP Review and make any recommendations**