**Planning Committee**

**Tuesday 16 August 2022**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

**Present: Cllrs M Cox; S Cox; M Beard; R Drury; P Kyne; C Elsmore; H Lusty;**

1. **Apologies:** N/A
2. **Declaration of personal interest by Cllrs M Beard (Ref TBC)**
3. **There were no dispensation requests**
4. **The minutes of the Planning Committee: 26 July 2022 were agreed, Cllr M Cox approved, S Cox and P Kyne seconded**
5. **Matters arising from the minutes of 26 July 2022**

H Lusty raised P0069/22/DISCON – No progress on work, keep an eye on

C Elsmore raised P0072/22/DISCON – Work has now started

1. **Comments from the Public Forum:** no public were present.
2. **To consider the following applications:**

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| **Reference** | **Address** | **Proposal** |
| P0964/22/FUL | St John The Evangelist Church, Boxbush Road, Coleford, Gloucestershire | Conversion of existing redundant church to No.9  apartments with associated landscaping, parking and works. Installation of new window and door openings |
| **No objection given Policy CTC2 but subject to the following mitigation needed:**   * Ingress and Egress we note the comments of Gloucestershire Constabulary and agree the measurments need to be checked, particuarly with regards to the visibilty splay. The problem of residents parking in Boxbush Road would exacerbate the existing parking problem which are of public concern. * Could there be an increse of parking provision within the site?   As Unit 4 has 4 bedbrooms, 2 parking spaces should be allocated i.e a total of 10 minium.  *Gloucestershire Highways advice is crutial to mitigation.*   * Drainage: As this area is a combined sewer, with the distribution noted on the drainage plan, the surface drainage will require both the French drain and Attenuation Tank as no water can go into the sewer. Comments from Welsh Water with regard to the sewer are needed as the building would need to be connected to the Bowens Hill part of the drainage into Newland Street. Coleford is currently working with GCC Flood Authority on a holistic model of drainage in the Parish. Their data collected shows majority of the sewer and surface water progresses to Newland via Newland Street. The manhole 57104604 shows 3 flows coming in with Bowens Hill at a sharp right angle. We are also aware of apparent subsidence of the culvert by the entrance to Newland Street Car park and futher towards Whitecliff. The FoDDC Drainage Engineer is asked to investigate the degree, speed and capacity down Bowens Hill into Newland Street (Flood Zone 3) | | |

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| P0965/22/LBC | St John The Evangelist Church, Boxbush Road, Coleford, Gloucestershire. | Listed building consent for the Conversion of existing redundant church to No.9 apartments with associated landscaping, parking and works. Installation of new window and door openings. |
| **No objection**  We support the comments of the Conservation Advisor (under P0964/22/FUL on Portal). We note the need to alter the front wall to allow ingress / egress, and there may be some flexibility in the detail of this movement, which would assist in gaining better access. Any freed up materials would be reused as recommended by the CA.  If any possible access to memorials as described, that would be appreciated. | | |

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| P0080/22/DISCON | Forest Grove (Also Known As Land North Of A4136), Lower Lane, Berry Hill, Gloucestershire. | Discharge of Condition 3 (Highway Layout/Parking), Condition 13 (Ecological Management) and Condition 14 (Biodiversity Enhancement) relating to P2062/21/FUL |
| Condition 14: Lack of biodiversity enhancement documents, so cannot discharge condition at this point.  Condition 13: May be discharged.  Condition 3: In the parcel of 23 houses, there is a private drive. Is this intended to be adopted? This is beneficial for residents, for example with regards to street lighting and grit bin provision.  If not, then the responsibilities of the management company need to be clear. | | |

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| P0951/22/FUL | 13 Gloucester Road, Coleford, Gloucestershire, GL16 8BH | Change of use to hot food takeaway (sui generis) |
| **No objection in principle** but this is in the Conservation Area, thus materials and appearance need to be in character, and impact minimised, particularly with regard to litter and signage.  NB, the increasing number of takeaways in Coleford decreases the breadth of overall retail provision | | |

1. **To note recent planning decisions**

P0523/22/FUL 19 Victoria Road, Coleford, Gloucestershire, GL16 8DR.

Application dropped

1. **To update and consider specifics:**
   1. **Responses from FoDDC**

Update from Becky Hone on Section 106 monies.

Funds have been committed to Forest Grove

* 1. **5 Acres survey, presentation - report back**

**Consultation was not done well, with very little brief given to Architect**

See letter addressed to P Hiett and T Gwilliam with committees comments

* 1. **Cycle/footpaths including strategy consultation - 19th Aug**

~ Email from Peter Williams stating Wendy Jackson is the lead on this but out of office

LJ to chase for update from W Jackson

~ Atkins Report has been sent to Sarah Williams

~ Gloucestershire Countywide Cycling Improvement Plan

Survey completed - *See Gloucestershire Countywide Cycling Improvement Plan response*

* 1. **Poolway Farm consultation by developers**

Not yet received. Once received, to be added to CTC Full Council to discuss

**It was proposed and unanimously agreed for meeting to go into committee**

**In Committee**

* 1. **Ellwood Rd \***

Viability report on development - Affordable housing no longer viable

Await recommendations

Final developed cycle plan in 6 weeks – we will not be able to commit to timescales

May not be eligible for any Section 106 monies

District to prioritise

**It was proposed and unanimously agreed for meeting to come out of committee**

**It was proposed and unanimously agreed that the meeting be extended by 10 extra minutes**

1. **Local Plan consultation: To introduce key elements for full council and to note date for meeting with Nigel Gibbons**

Meeting with N Gibbons on the 5th of September at 6pm

Lydney to be the more dominant and key town of the Forest of Dean

Lydney will have additional housing and facilities, whereas Coleford has less housing and no additional facilities, with the added restraints of the Green Ring

Draft plan won’t be written until mid-2023

We have 2 options: to update our CNDP Review this year or to delay this until the new Council are in place next year

Re: CNDP Relevant link as follows:

https://www.colefordtowncouncil.gov.uk/neighbourhood-development-plan/cndp-review

Meeting ended 12.40