**Planning Committee**

 **Tuesday 25th October 2022**

 **10.30am - 12.30pm**

 **Council Chamber**

 **Minutes**

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

1. **No apologies received**

**Administrative Assistant Laura Jayne took minutes**

1. **There were no declarations of interest**
2. **There were no dispensation requests**
3. **The minutes of 11 October, were agreed, with Cllr M Cox adding that Cllr R Drury had attended the meeting**

 **Cllr M Cox approved and signed a copy of the minutes**

1. **Matters arising from the minutes of 11 October 2022**
2. Nothing yet from Highways re. KFC / Greggs drive thru
3. Invitation for Five Acres consultation will be received in November
4. **Comments from the Public Forum:** No members of the public were present.
5. **The following applications were considered:**

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| **P1217/22/FUL** | 17 Gloucester Road, Coleford, Gloucestershire, GL16 8BH | Change of use of ground floor and first floor storage unit to bunk house and accommodation. |
| **The lack of details on the application means it is not clear enough for us to make comments at this juncture,** we need scale accurate drawings to indicate accommodation, kitchen or other facilities, access etc. **Please gain appropriate information and send again.** We note this is in the Conservation Area, and any vehicular access via The Spout would be using an unadopted road, and parking is difficult in this area, parking provision is not mentioned.The 1.2c in the Biodiversity checklist is incorrectly marked: Thurstans Brook runs down The Spout and is a key water course in flood terms (Zone 3 in the Environment Agency classification) along Bank Street and at the Market Place traffic lights. |

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| **P1112/22/FUL**  | 17 Gloucester Road, Coleford, Gloucestershire, GL16 8BH | Establishment of domestic roof garden and spiral staircase (Retrospective) |
| **OBJECTION:** From the limited information received, it appears there is an overlooking problem to the North and the health and safety aspect of the stairs and first level garden appear problematic. This is also in the Conservation Area. |

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| **P1037/22/ADV** | 8 Market Place, Coleford, Gloucestershire, GL16 8AW | Advertisement consent for the installation of illuminated sign. (retrospective) |
| **OBJECTION:**This is contrary to the Conservation Area requirements and will set a precedent. |

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| **P0090/22/DISCON** | Beeches Farm, Grove Road, Berry Hill, Coleford | Discharge of Condition 10a (land contamination) relating to P0492/22/FUL |
| Discharge of Condition 4a. **Agreed** |

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| **P1321/22/FUL** | Weavers Down , New Road, Coalway, Gloucestershire | Loft conversion to include rear dormer and associated works, alterations to existing openings to front elevation and new render finish to existing brickwork walls. |
| **NO OBJECTION subject to:** Checking the requirement for minimum of 3 external parking spaces, as would be a 5 bedroom house and this is a very busy linking road surrounding the Town. We note the possible overlooking to the rear, from the extension, check heights and obscurity of new windows.  |

1. **Recent planning decisions**

P1254/22/FUL 26 Speedwell Mile End Gloucestershire GL16 7NJ – **Consent given**

1. **Draft monitoring report (VERSION 1) for CNDP was reviewed**
2. For Ellwood Rd, there is a Viability Report now going through independent assessment: it contends that the 40% affordable housing makes the project unviable.This could set a precedent in Coleford, and we await findings.
3. Our 10% Lifetime Home standards in CNDP are not reported on. With a higher% older people this is a key way forward.
4. If the 5 year land supply is not available, then sites can be accepted, as long as there is still no other good planning reason against approval, based on housing need.
5. Water infrastructure – Letter to go to Joe Baker, Peter Siret GCC Flood Authority to confirm where we are on 3 phases of work in Coleford, and the outcome of Thurstans Rise Phase 1.

**Cllr C Elsmore proposed to extend the meeting by 5 minutes, which was unanimously agreed**

 **10. Update on tracker and consideration of specific actions/recommendations:**

 Tracker to be updated

**Meeting end: 12:38**