**Planning Committee**

 **Tuesday 31 May 2022**

 **10.30am - 12.30pm**

 **Council Chamber**

 **Minutes**

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

1. **Apologies:** Cllrs S Cox and R Drury
2. **There were no declarations of personal interest.**
3. **There were no dispensation requests.**
4. **The minutes of the Planning Committee: 10 May 2022 were agreed**

Cllr M Cox signed a copy.

1. **Matters arising from the minutes of 10 May 2022**
2. LJ and PK to meet on 8/06/22 to sift through past planning applications and create archive.
3. Zoom meeting with GCC Flood Authority on 14/06/22 – Office to take notes

Site meeting TBA.

1. Spirit of the Forest – CH corresponding with Highways

S. Budd resigned, meeting TBA with Jenny Goodman.

F+AM will need to know costs.

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

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| **P0534/22/FUL** | **24-25, Market Place, Coleford, GL16 8AE** | Change of use of ground floor retail unit to A3 takeaway with a steel extraction flue and associated works. |
| **No objection subject to:****The Conservation Officer being satisfied, as this is in the Conservation Area**. The environmental impact on the conservation area needs to take into consideration an existing permission to raise the height of the rear part of the building to include extra accommodation. That ridge will be lower than that of the frontage, more historic building. The flue here is of acceptable height, but if the building is altered, it still needs to be below the ridge height.Conditions on noise, opening hours need to be imposed.  * Litter and waste provision needs to be appropriate for this Conservation Area and main town centre position with difficult rear access.
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| **P0028/22/DISCON** | **Owen Farm, Staunton Road, Coleford,** **GL16 8QR** | Discharge of condition 06 (full surface water drainage) relating to planning permission P1937/19/FUL. |
| **Further information needed:** * It is not clear from the drawing that Barn G is at all connected to the infrastructure leading to the sewage plant
* Is the neighbouring field in the ownership of the applicant?
* **Drainage officer and relevant authorities to be consulted further** in the light of current water modelling by GCC Flood Authority in Coleford and especially this area. It may be appropriate for Welsh Water and GCC Flood Authority to engage with the applicant to clarify plans and details.
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1. **Recent planning decisions** were noted.
2. **To consider the following appeals;**

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| **P1137/21/FUL**Planning Inspectorate ref: **APP/P1615/W/22/3295082** | **37A Woodgate Road, Mile End Coleford,** **GL16 7QJ** | Erection of a bungalow, improvements to vehicular access and associated works |
| **OBJECTION****to appeal****Previous comments still stand:**1. **Back land development** is out of character with the existing single large houses, and plots, fronting on to the Woodgate Road streetscape.
2. **Public Sewer** The movement of this sewer, and reinstatement brings issues with capacity, and efficiency given the importance of the link to the Lower Lane development (half of 180 houses). Welsh Water comments required, and system for that action to be agreed.
3. **Access** is narrow next to the existing houses 37A/37 which affects traffic movement and potential problems for building and sewer construction
4. **Surface water**: A full SUDS is not evident. With the significant slope, there  may not be sufficient capacity and excess water noted as draining toward the golf course side of the plot could still be a problem. Drainage Officer comment required   **Surface water**: A full SUDS is not evident. With the significant slope, there  may not be sufficient capacity and excess water noted as draining toward the golf course side of the plot could still be a problem. Drainage Officer comment required
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| **P1360/21/OUT**Planning Inspectorate ref: **APP/P1615/W/22/3296764** | **Land to the East of Harpers Close, Coalway** | Outline application for the erection of 5 dwellings. Construction of vehicular access and associated works. |
|  **OBJECTION****to appeal****Previous comments still stand:**When APP/P1615/W/20/3254461 dismissed the previous application, the key reasons were:  * outside the defined settlement (CH2)
* harm to the character and appearance of the environment (Policies CSP.1 and CSP.2 of the CS; Policies AP.1, AP.4 and AP.69 of the AP; Policies CC.4.CNE.1,2,3 of the CNDP

These reasons still apply. Furthermore, the statement re housing land supply is not relevant: see Appeal Decision paragraph 24 “Whether the Council can demonstrate the level of housing land supply and delivery required by Policy CSP.5 of the CS and the Framework is disputed, but even if there was a substantial shortfall, the contribution made by the proposal and associated benefits as a windfall would only carry moderate weight by reason of its scale. Significant weight would only be attributable on the basis of a much larger proposal, which would have comparatively larger benefits in the context of housing land supply contribution and associated socio economic benefits, such as local builder trade or service footfall, among other things. Consequently, the adverse effects of the development, which carry significant weight due to the primacy of the development plan and up to date policies relating to location of development and effects on character and appearance therein, would significantly and demonstrably outweigh the benefits.” There are no significant changes in this application.  |

 **10. To comment re nonmaterial applications eg P0651\_22\_NONMAT**

We feel that the change with the extended 1.6m tall timber fence, given wall and gabions, is excessively high in this setting.

1. **To update and review tracker with actions/responses, with recommendations if appropriate:** LJ / Office to update Tracker, following each Planning meeting and as and when needed.
2. **To receive update re: Local Plan and SHLAA, including agreed date of meeting with FoDDC Forward Planning.**

No news on SHLAA, as yet.

ELP Full Council in July. Meeting to be arranged with Nigel Gibbons 28th of June at 9:15am LJ to arrange

**To consider CNDP Review**

Meeting ended 12:15pm