**Planning Committee**

 **Tuesday 30 May 2023**

 **10.30am - 12.30pm**

 **Council Chamber**

 **Minutes**

 **Present:** Cllrs M Beard, M Cox, S Cox, C Elsmore, R Drury

1. **To elect Chair of Committee**

Cllr M Beard nominated Cllr M Cox, Cllr R Drury seconded

Unanimously agreed, Cllr M Cox appointed as Chair

1. **To note apologies**

Cllr P Kyne

1. **To declare interest on items on the agenda**

None

1. **To allow dispensation requests**

None

1. **To approve the minutes of the Planning Committee:** **25 April 2023**

Minutes approved and signed by Cllr M Cox

1. **To raise matters from the minutes of 25 April 2023**

Page 3, 9B: Clive Reynolds checked Portal and confirmed there were no applications for Coleford

Page 3, 9F: Thank you reply to Clive Bath sent

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

No public present

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

|  |  |  |
| --- | --- | --- |
| **Reference** | **Address** | **Proposal** |
| P0588/23/FUL | 11 Southfield Road Coleford GL16 8BZ |  Erection of two storey side extension with associated works. |
| **NO OBJECTION subject to the check on overlooking garden, South boundary from first floor.**  |
| P0508/23/FUL | Milkwall And District Social Club Lambsquay Road Milkwall Coleford GL16 8QA | Variation of Condition 2 (in accordance with approved plans) to amend external facing brick materials to plots 6-9 and amendments/additions to boundary walls/retaining walls to Plots 6-9 and plot 5 relating to planning permission P0227/18/FUL. |
| **NO OBJECTION to change of Condition** |
| P0526/23/FUL | 6 Coombs Road Coleford GL16 8AY | Installation of 400mm black metal railings on top of the existing front boundary wall. |
| **NO OBJECTION**  |

|  |  |  |
| --- | --- | --- |
| P0964/22/FUL | St John The Evangelist Church Boxbush Road Coleford GL16 8DN | Conversion of existing redundant church to No.12 apartments with associated landscaping, parking and works. Installation of new window and door openings.(revised plans/information) |
| CTC recognise revisions have been brought forward in order to revitalise and maintain this listed building of significance to the community. Usually some social housing would be required for 12 apartments. Developer’s state FODDC Planners are prepared to waive this due to viability. This needs to be ratified. Historic England’s comments were not available at this time, and we will comment further on those.Fires safety regulations: given the particular construction and the means of exit from this church building do these proposals take into account the nature of the windows and limited alternative exits. (Particularly Units 9, 10, 11 and 12).Will the access to the roof space from Unit 4 or Unit 1 allow for accessible regard of the memorials which it was anticipated were to be kept in that space, for instance on Heritage Open Days. No revisions have mentioned any different position of those memorials. The 6 positions immediately to the rear of the building will be difficult to use, given additional parking on the boundary and the possible entrance egress, improved manoeuvrability might be possible if those 6 were reduced to 5. Electrical vehicle charging points and cycle storage points need to be inserted. In the construction management plan, particular attention needs to be paid to due notice being given to neighbouring residents and businesses as mentioned by GCC Highways. Especially when large structural elements are being delivered. This is a one way street with a good deal of parking on street under usual circumstances and safety is a priority. The additional parking has reduced the green areas further on site, we support the sustainability teams request for replacement planting and add a request for hedge rather than planters on the boundary by the exit and to the South / West.This will help to mitigate against run off from the non-porous surfaces. Further details which relate to Ecology are not yet in place: re. Bats and Swifts etc. This will include conditions relating to external lighting and possibly internal lighting.2 extra bin stores needed for the two additional Units.  |

1. **To note recent planning and Appeal decisions:**
	1. **Numerous approved including P0110/22/FUL Birch Park, approved with many conditions including conditions re the Oak tree.**
	2. **APP/P1615/W/22/3303430 Tufthorn Ave dismissed**

Main points for dismissal being:

Employment loss

Concerns over noise barrier, with noise being reported as difficult to tolerate and concerns over the living conditions residents

1. **To update tracker and consider specific actions/recommendations**
2. **Deterioration of listed buildings in Conservation Area: includes Old Guardian Office**

To look at in conjunction with Local Plan, Design Code and review of NDP.

To include signage, creating a cohesive look and monitoring the condition of listed buildings, within the Conservation Area.

Ask FODDC to review and contact landlord with regards to condition of the Guardian Office.

1. **Pre-application –** Pre-application invitation issued re. b. APP/P1615/W/22/3303430
2. **P0366/22/FULForest Hills Chalets: sewage pipe**

Unable to progress here, as no Condition relates to sewage

1. **To reflect on and forward plan following FoDDC attendance at meeting 25 April**
	1. **Design code:**
	2. **Conservation Area:**
	3. **Local Green Spaces conservation and info for residents/owners:**

 To take forward at later meeting.

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

Awaiting confirmation of FODDC Local Plan strategy and thus full draft of Local Plan.

On Agenda for each Planning meeting.

**Meeting End 12:30pm**