**Planning and Highways Committee**

**Tuesday 27th May 2025**

**10.30am – 12.30pm**

**Town Council Chamber**

**Minutes**

**Present:** Cllrs M Cox, C Elsmore, S Cox

L Olley – administrator (minute taking)

1. **To note apologies** Cllrs Drury and J Templeton
2. **To declare interest on items on the agenda** None
3. **To allow dispensation requests** None
4. **To approve the minutes of the Highways and Planning Committee****13 May 2025**

Proposed accurate by Cllr C Elsmore, Marilyn seconded. Chairman signed the minutes.

1. **To raise matters from the minutes of 13 May 2025**

Whitehall Farm – no obvious improvement, nor response to first letter.

Action: send letter to enforcement at District Council, copy to landowner, raising our concerns about the condition of Whitehall Farm.

Actions: 12a

1. Chase Telephone Exchange again

1. Ask local businesses and trading groups about parking in Boxbush Road.
2. Check with Police whether any reports on parking at Boxbush Road.

Action: Ask FoDDC for the dates for when the echarging points in Old Station Way carpark are to be completed?

1. **To take comments from the Public Forum** none

**HIGHWAYS**

1. **To review tracker and any response from GCC Highways**
   1. Newland Street road closure – Action: go back to Streetworks asap and ask where are those maps for closure and copy in Nathan. Or can we have a conversation on the phone to make clear exactly where the closure is taking place at Crusty loaf, the lower side of Bowens Hill or the lower side of the car park in Newland Street? Why is it being closed for a month or more just for investigations or are they intending to do the work that’s needed? Nathan to be copied in.
   2. Correspondence re. speeding Vehicles on Edenwall/Station road/Palmers Flat

Town Centre drainage and speed humps – all Cllrs received,

Speeding Vehicles – Action: Check with Cyril with regard to the VAS sign which hasn’t been at Edenwall for a while and check the charge. Action: Explain to the correspondent that the VAS camera has been in position for about 9 months and that its circulation around the three positions in Coleford is being checked. This position has been agreed with GCC Highways when establishing the control mechanism. No other position was satisfactory.

Town Centre drainage - none

Speed Humps - No problems in principle

Action Respond to Nathan

1. We assume you start with platforms by the cinema, does this involve shutting the road?

2. If you are changing the platforms by Lloyds bank and Mushet Walk, how can this be achieved without major disruption of traffic.

3. Timing – when will it occur and the duration.

Jane Bray email – Crossways – Action: respond that Glos Highways are not intending to do any works from Crossways to main A4136 at this time. The area manager will be having a walk around with the new County Councillor soon, we will ask for that road to be put on the list.

* 1. Update on Heritage Tiles – MC – have we received the plaque for introduction to tiles from Ned? Action: Follow up urgently. Ask Ned for measurements and when it will be delivered. Full council need to determine exact position and arrange any necessary permissions.

**PLANNING**

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

|  |  |  |
| --- | --- | --- |
| **Reference** | **Address** | **Proposal** |
| P0431/25/FUL | 21 Boxbush Road Coleford Gloucestershire GL16 8DN | Erection of single storey extension, re-roofing of existing extension. Demolition of single storey extension. |
| No objection as this is to the rear, but please note it is a non-designated heritage asset (appendix G of CNDP). Local knowledge suggests there may well be an existing ground reservoir near site. | | |
| P0434/25/OUT | Land off Poolway Road Broadwell | Outline application for the erection of up to 58 dwellings (40% will be affordable housing) and associated engineering works. (some matters reserved)  Additional information |
| Additional comment: we note comments for more information from all the officers concerned and agree with Local Plans that this application seems premature.  Also with regard to access/egress, the major increase in traffic movement will have a significant effect on the minor road by the Football Club and the crossroads at Broadwell Bridge, where there are still issues which Gloucestershire Highways are continuing to examine.  In drainage terms, all water will be going downhill to a currently existing problem area, which drains directly into the town centre (EA level 3 flood status). | | |

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

Erection of single storey side extension and alterations.

**1 Pike Road Coleford Gloucestershire GL16 8DE**

Ref. No: P0393/25/FUL | Received: Mon 31 Mar 2025 | Validated: Thu 10 Apr 2025 | **Status: Consent**

Proposed dropped kerb and parking area to front garden.

**1 Edinburgh Place Broadwell Coleford Gloucestershire GL16 7JG**

Ref. No: P0381/25/FUL | Received: Fri 28 Mar 2025 | Validated: Mon 31 Mar 2025 | **Status: Consent**

Application under Section 192 to establish whether the use of land for the siting of an unrestricted number of static caravans (within the legal definition of a caravan) for an unrestricted residential purpose all year round and the siting of an unrestricted number of tents for an unrestricted residential purpose all year round together with the siting of an unrestricted number of touring caravans with no individual touring caravan being sited on the site for longer than 4 weeks (as required by condition 03 of planning permission P1042/12/FUL) requires planning permission.

Show more description

**Touring Caravan And Camp Site, Rushmere Farm, C23, Crossways Coleford** Gloucestershire GL16 8QP

Ref. No: P0154/25/LD2 | Received: Thu 06 Feb 2025 | Validated: Thu 06 Feb 2025 | **Status: Refused**

**ACTION: KEEP THE REPORT FROM THE OFFICER ON FILE**

Outline application for the erection of 5 self build dwellings (some matters reserved) (revised description)

**15 Lords Hill Coleford Gloucestershire GL16 8BG**

Ref. No: P0436/24/OUT | Received: Wed 03 Apr 2024 | Validated: Wed 01 May 2024 **Status: Consent**

1. **To consider any further aspects for FC discussion re FoDDC Local Plan**
   1. Active Travel Strategy and update on Section 106 - MC encouraged people to fill in surveys.
   2. Schedule summer 2026 consultation? In Summer 2025 options for the increased housing number will be consulted upon. Keep awareness.

CE updated - FoDDC Meeting 04/06/25 18.00 with new house number options with new number. CE to keep updated with CTC as district councillor.

1. **To consider CNDP Review and make recommendations as necessary**
   1. Historic Environment Theme Group meet 3/6/25 17.30 Meeting 2
   2. Natural Environment Theme Group meet 22/5/25 18.30
   3. Transport, Infrastructure and Accessibility Theme Group 3/6/25 19.00 Meeting 1
   4. Natural Environment 5/06/25 17.30 Meeting 2
   5. Community and Community Facilities 5/06/25 19.00 Meeting 1
   6. Town Centre and economy 12/06/25 17.30
   7. Housing 12/06/25 19.00
   8. NDP Steering Group 09/06/25 17.30

MC updated on NDP and confusion with Citizen Vision Group. We need to get more people to participate in NDP. Drop in?

1. **To update tracker and consider specific actions/recommendations**
   1. To note response from Clive Reynolds re. Active Travel cycle path extension

Action: Reply to Clive Reynolds – Could you clear up the status of the road that goes into the back of coop and path alongside it. Are these public or else who owns it?

S106 – Keep an eye on where its being spent.

**End of meeting 11.35**