**Planning Committee**

**Tuesday 14 May 2024**

**10:30am – 12:30pm**

**The Main Place**

**Agenda**

1. **To note apologies**
2. **To declare interest on items on the agenda**
3. **To allow dispensation requests**
4. **To approve the minutes of the Planning Committee:****30 April 2024**
5. **To raise matters from the minutes of 30 April 2024**
6. **To take comments from the Public Forum**
7. **To consider the following applications:**

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| **Reference** | **Address** | **Proposal** | **Due by** |
| P0372/24/FUL | Land Adjacent To Poolway Farm, Gloucester Road, Coleford, Gloucestershire. | Construction of a four-arm roundabout at Baker's Hill/Gloucester Road to access proposed residential development at Poolway Farm. | 14 May |
| P0329/24/FUL | High View , Scowles, Coleford, Gloucestershire. | Replacement of existing Dutch barn with workshop/garage | 16 May |
| P0049/24/DISCON | Sevenoaks Lords Hill Coleford GL16 8BG | Discharge of Condition 04 (biodiversity enhancement) relating to planning permission P0355/23/FUL | N/A |
| P0460/24/APP | Land To The East Of Harpers Close Coalway Road Coalway Coleford GL16 7FG | Approval of reserved matters (Access, Appearance, Landscaping, Layout, Scale) of outline permission P1360/21/OUT for the erection of 5 dwellings, construction of vehicular access and associated works. Discharge of Conditions 4 (site sections and levels), 5 (Construction Method Statement), 6 (Construction Ecological Management Plan), 7 (Surface Water Drainage Scheme) and 9 (external lighting) | 22 May |
| P0436/24/OUT | 15 Lords Hill, Coleford, Gloucestershire, GL16 8BG. | Outline application for the erection of 7 dwellings (some matters reserved) | 30 May |

1. **To note recent planning and Appeal decisions and comment as necessary**
   1. **P1715/23/FUL** | Removal of Condition 2 (privacy panel and obscure glazing details) relating to planning permission P1112/22/FUL as not consistent with local precedent created by similar neighbouring recreational areas.

**17 Gloucester Road Coleford Gloucestershire GL16 8BH Refused**

Reason01. Inadequate evidence has been submitted to demonstrate that condition (02) of planning permission P1112/22/FUL is unreasonable. The removal of condition (02) could result in adverse impacts and detrimental harm to the residential amenity of the adjoining dwellings due to overlooking which would conflict with the National Planning Policy Framework, National Planning Practice Guidance, Policies CSP.1 of the Core Strategy, Policies AP.1 and AP.4 of the Allocations Plan, CH2 of the Coleford Neighbourhood Development Plan and the Forest of Dean Residential Design Guide (Alterations and Extensions).p

1. **To update tracker and consider specific actions/recommendations**
2. Ellwood Rd update re status
3. NDP report for Annual Assembly draft
4. **To respond to the Wye Valley National Landscape Partnership, Draft Position Statements Consultation, deadline 14 June.** [**https://www.wyevalley-nl.org.uk/caring-for-wye-valley-aonb/planning/position-statements/**](https://www.wyevalley-nl.org.uk/caring-for-wye-valley-aonb/planning/position-statements/)see draft points
5. **To report back on FoDDC scrutiny inquiry re Planning and make any recommendations.**
6. **Update on Local Plan and also re. progress of CNDP Review**
7. to consider feedback from FoDDC re open spaces, conservation area, LGS
8. to arrange another workshop to consider housing allocation, allotment, cemetery and environment, Active Travel

b). Neighbourhood planning training Sept 25: numbers to attend.