**Planning and Highways Committee**

**Tuesday 1st July 2025**

**10.30am – 12.30pm**

**Town Council Chamber**

**DRAFT Minutes**

**Present: Cllrs. M Cox (Chair), J Templeton, C Elsmore, R Drury, S Cox**

L Jayne – Assistant Clerk (minute taking)

1. **Apologies were received from Cllr M Beard**
2. **There were no declarations of interest on items on the agenda**
3. **There were no new dispensation requests**
4. **To approve the minutes of the Highways and Planning Committee****10th June 2025**

Cllr C Elsmore proposed the minutes to be a true and accurate account.

Cllr S Cox seconded, and Cllr M Cox signed a copy of the minutes.

1. **To raise matters from the minutes of 10th June 2025**

**Page 1:**

Whitehall Farm:

Update provided on correspondence received from FoDDC Enforcement, requesting an itemised list of areas of concern on the building.

It was noted by Enforcement that it is not a legal requirement to keep a listed building in good condition, but in the property owner’s interest. Cllr M Cox added that there is a legal requirement to not let a listed building fall into serious disrepair.

**Action:** to go back to Enforcement with a list of issues and photographs.

To refer Enforcement to the Conservation Officer.

Trader’s meeting: TBC.

EV charging switch-on date: to come back to next Planning & Highways meeting.

VAS now at Edenwall.

Speedhumps: to gain update from GCC Highways at next Planning & Highways meeting.

**Page 2:** appeal to be sent this week

1. **There were no members of public present**

**HIGHWAYS**

1. **To review tracker and any response from GCC Highways** – no current updates.

**PLANNING**

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

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| **Reference** | **Address** | **Proposal** |
| P0703/25/FUL | 20 Coombs Road Coleford Gloucestershire GL16 8AY | Erection of rear extension and replacement of flat roof with apex roof |
| No objection.  We note that the storage room does not have windows, and we would like to know what the head height is on the loft storeroom. | | |
| P0683/25/CONSUL | Hinkley Point C Hinkley Point Power Station Bridgewater Somerset TA5 1UD | Planning Inspectorate EIA Consultation - See IDOX for details |
| Reply via FoDDC.  We note the comments from Ecology and Emergency Planning, which is all that is available and reiterate the importance of correct conditioning to protect this valuable Statutory Forest, Landscape Management Area and the population of the Forest of Dean, including Coleford. | | |
| P0637/25/FUL | 7 Bayberry Place Coalway Coleford Gloucestershire GL16 7HZ | Proposed side and rear extension, replacement porch and extended dormer windows |
| No objection, provided that our assumptions are correct that from the proposed drawing 2204, it appears that the extension is offset to the rectangle of the existing house. Therefore, we are inclined to assume that the rear existing bedroom is to be demolished, but this is not clearly stated in the application. | | |
| P0413/25/FUL | 2 Highfield Place Coalway Coleford Gloucestershire GL16 7JX | Extension to existing dropped kerb by one or two further kerb widths to enable a section of the front garden to be converted into a driveway. Demolition of part of front wall. |
| No objection, subject to the density of traffic on the highway allowing for the safe entry to and exit from the driveway (Gloucestershire Highways comment must be in agreement). | | |
| P0123/25/FUL | Vacant Site Newland Street Coleford Gloucestershire GL16 8AN | Erection of two dwellings with associated landscaping and works. |
| Flood risk: Welsh Water to be consulted further with regards to surface water going into a combined sewer. This then needs to be approved by the drainage / flood assessment officer.  We have reason to believe there may be an old surface water drain running from Caragh House flats through this site.  We are in support of development on this site in principle, as stated before, but it has to be done correctly as agreed by the drainage, planning officer and noise consideration. We are also concerned about the nearness and accuracy of drawings to allow for maintenance of the wall of Bikerdean, which need to be resolved. The design of the acoustic barrier also needs to be checked for efficacy. | | |
| P0640/25/FUL | Oak Cottage , 2 Scowles Road, Coleford, Gloucestershire. | Proposed single storey rear extension and installation of patio doors to NE elevation  Extension to deadline requested - TBC  (Deadline: 27/06/25) |
| No objection | | |

1. **To note recent planning decisions and appeals, and comment as necessary**
   1. **Decisions:**

Erection of a single-storey rear and side extension and partial first floor extension, with internal and external associated works. Demolition of the existing single-storey kitchen and lean-too.

**27 Gloucester Road Coleford Gloucestershire GL16 8BH**

**Ref. No: P0460/25/FUL** | Received: Mon 14 Apr 2025 | Validated: Fri 25 Apr 2025 | **Status: Consent**

Discharge of Conditions 7 (Construction Management Plan), 9 (Foul and Surface Water Drainage Scheme), 10 (Site Waste Management Plan), 13 (Construction Environmental Management Plan - Biodiversity) and 17 (Ecological Design Strategy) relating to planning permission P1177/21/FUL

**Land At The Gorse Coleford Gloucestershire**

**Ref. No: P0427/25/DISCON** | Received: Thu 03 Apr 2025 | Validated: Thu 03 Apr 2025 | **Status: Consent**

Discharge of Conditions 06 (external lighting details) and 09 (native hedge planting scheme) relating to planning permission P0258/23/FUL.

**Woodlawn House Gorsty Knoll Milkwall Gloucestershire GL16 7LR**

**Ref. No: P0425/25/DISCON** | Received: Thu 03 Apr 2025 | Validated: Thu 03 Apr 2025 | **Status: Consent**

**Noted**

1. **To consider the allocation of a new street name, and the name of 3 individual properties on the development of 47 houses on Ellwood Road. P2100/21/FUL**

(Accompanying documents sent by email – 12/06/25)

After some discussion, it was agreed to put forward the suggestion of Meadow Close, noting that there is no ‘way’ through the development. It was also noted that Meadow Walk is less than 1 mile away, in Sling.

The 3 individual properties on the development were discussed, with the suggestion of them being named after 3 appropriate native trees of FoDDC’s or the developers choice.

1. **To consider any further aspects for FC discussion re FoDDC Local Plan**
   1. Active Travel Strategy and update on Section 106

Discussed at Full Council 30/06/25.

It was noted that CTC need to be active in responding to the consultation and making our feelings known, with regards to the recommendations.

Response from landowners regarding permissions noted and will be discussed at the next relevant Full Council.

1. **To consider CNDP Review and make recommendations as necessary**
   1. Citizen Vision and schedule re CNDP

A Citizen Vision update was reported at Full Council 30/06/25.

Saturday 5th of July for final session of the Citizen Vison project with presentations.

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

**Action:** to request formal HMLR plans from FoDDC Estates.

**Noted.**

The tracker was updated with various other items, including:

* Tufthorn Ave. Action: to contact FoDDC regarding extension, which has been ongoing for 8 months.
* Broadwell Quarry 0068/FDS73M: to go on next Planning & Highways agenda
* Build Out consultation: the consultation was explained, with a deadline of the 7th of July noted. It was agreed to receive members comments by tomorrow (2nd July), for the Chair and Officer to work on full response.

Agreed

* Mile End trees: to be put on the next agenda.

**Meeting end: 12.26**