**Planning Committee**

**Tuesday 13 August 2024**

**10:30am – 12:30pm**

**Town Council Chamber**

**Minutes**

**Present: Cllrs M Cox, S Cox, J Templeton, M Getgood, C Elsmore**

1. **Cllr M Beard sent apologies**
2. **No interests were declared in items on the agenda**
3. **There were no new dispensation requests received**
4. **To approve the minutes of the Planning Committee:****30 July 2024**

It was proposed by Cllr C Elsmore that the minutes of the 30th of July were correct.

Cllr S Cox seconded this and a copy of the minutes were signed by Cllr M Cox, as Chair, as a true and accurate account.

1. **To raise matters from the minutes of 30 July 2024**

No matters arising

1. **There were no members of public present**
2. **To consider the following applications:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Reference** | **Address** | **Proposal** | **Due by** |
| **P0859/24/LD2** | **C U Lighting Ltd Speech House Road Broadwell Coleford GL16 7EG** | Application under section 192 to establish whether the erection of an office outbuilding and storage area requires planning permission |  |
| Noted | | | |
| **P0436/24/OUT** | **15 Lords Hill Coleford Gloucestershire** | **Outline application for the erection of 7 dwellings (some matters reserved)** | 26th Aug |
| Maintain objection as it still does not create a safe and suitable access (to minimise conflict between traffic, cyclist and pedestrians contrary to Gloucester LTP4 policy PD 0.1 and 0.4 and CSP 4 of the FOD District Local Plan). Queuing traffic from traffic lights, bus stop position and parking in service road will exacerbate existing problems on this junction. | | | |

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

Decisions – nothing unusual this month – it was as expected.

1. **To update tracker and consider specific actions/recommendations**
2. Appeal hearing report back Land east of Perrygrove Road

31/07/24 at 10:00am, Vantage Point, Mitcheldean

Cllr M Cox updated re: the hearing for Land at Perrygrove. Cllr M Cox made good comments at the hearing. It is with the inspector.

1. Update re St Johns Church – no update
2. Report re Tufthorn Ave phase 2 – update meeting later today with developers
3. Update re water and current works – some complaints on lack of progress at Spout Lane. GCC Flood authority have responded to them.
4. **To note changes announced by Gov. UK re Planning and consider comments**
   1. Basic substance of changes and new NPPF

1.5 million houses over the next 5 years. Old method used 2014 stats. It will be based on the last years’ stats in future, which is good. Stronger affordability multiplier. More affordable housing in places where affordable housing is. Maximises delivery in urban areas. Keep national landscape designations as is. Grey belt – doesn’t apply to FOD. Not to introduce levy for developer contributions – we won’t get specific benefit from this. Requiring large sites to be defined. Should 10% of small sites be required? National design code, except where there is Regional design code. Need to build infrastructure from S106 from housing. Balance new networks with development. They want at least 3000 new nursery places, post 16 education, heathier communities (e.g. takeaways), transport planning. On-shore wind and solar now possible. Changes to planning application fees. Home planning fees will be doubled nationally. This is all out for consultation. We will come back at a later stage when more detail is available. No reference to landbanks – this needs to be addressed.

* 1. Training available from GAPTC

25th September Neighbourhood planning training – MC, SC, JT want to go

GAPTC training about the new planning considerations – MC, SC, JT want to go

1. **To consider any further aspects for FC discussion re FoDDC Local Plan.**  Draft Local Plan public consultation started on 8/07/24 and ends19/08/24

Information can be found at: <https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/draft-local-plan-2041/>

* Headlines document and feedback from Full Council
* Cemetery – MC and SC have done some work on the cemetery – still needs work
* Community regeneration plan

1. **To consider timing and recommendations re CNDP Review**

Will know more after discussion with FODDC

**Meeting End: 11.27am**