**Planning and Highways Committee**

**Tuesday 30th September 2025**

**10.30am – 12.30pm**

**Town Council Chamber**

**Minutes**

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

**Also in attendance: Mr Brian Kedward – Forestry England (Building Surveyor)**

L Jayne, Assistant Clerk (minute taking)

1. **Apologies were received from Cllr R Drury**
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****9th Sept 2025**

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

Cllr S Cox seconded, and it was unanimously agreed.

Cllr M Cox signed a copy of the minutes.

1. **There were no matters raised from the minutes of 9th Sept 2025**
2. **To take comments from the Public Forum**

**HIGHWAYS**

1. **To discuss ongoing roadworks in Coleford, scheduling, keeping to schedule and cohesive approach to mitigate impact on traders in Coleford:**
   1. **Works on Bank Street and scheduling of 5-way temporary traffic lights.**

The Chair welcomed Mr Kedward from Forestry England, who provided an update on the works at Bank House.

Mr Kedward explained that the initial use of temporary traffic lights arose from investigations into damp. However, further inspection revealed safety concerns due to deteriorating render on the chimney.

In response to questions, Mr Kedward confirmed the temporary traffic lights would be removed on Friday the 3rd of October. He advised that an alternative scaffolding arrangement had been agreed, allowing works to continue safely without restricting pedestrian or vehicle access.

**For CTC to make Coleford traders aware of update.**

* 1. **To receive update on all works completed in High Street recently; drainage, road and pavement.**
  2. **St John Street. Include on Highways report.**

No formal updates received.

Planning Committee members highlighted the need for clearer communication and requested a written report to specifically address the works on High Street and St John Street.

* 1. **Newland Street culvert:** no formal update received.
  2. **Station Road, Milkwall and bus alternative routing**: To chase Stagecoach.

To also go to the developer and check on progress, stating CTC are unhappy with the time it’s taken to do the work.

To ask questions around time schedule and if it can be truncated in any way?

1. **Tracker**
   1. **To receive timescale for the placement of Heritage Tiles.**
   2. **Mile End road trees.**

For the above two items to be added to written report.

Mile End road trees were due to be planted at the beginning of the season.

**To re-arrange a meeting with N Choat to provide information re. Heritage tiles.**

Wording was agreed to be sent to GCC Highways and Jenny Goodson regarding the need for coordinated planning of roadworks in Coleford, given its traffic sensitivity and the significant impact on traders and residents.

**PLANNING**

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

|  |  |  |
| --- | --- | --- |
| **Reference** | **Address** | **Proposal** |
| P1047/25/FUL | Innovation Spaces The Barn Mile End Road Mile End Coleford Gloucestershire GL16 7QD | Variation of conditions 01 (approved plans) and 02 (approved plans) relating to planning permission P0159/18/FUL to allow for a flexible use of the units. |
| No objection.  We understand the current uses within the building are restricted due to the potential effect on the town centre. Where those uses are located within the building could be more flexible. | | |
| P1064/25/FUL | Area 2 Crucible Close Coleford Gloucestershire GL16 8RE | Erection of a Class 7 MOT bay, workshop and preparation building for motorhome servicing. |
| Under CE2, we would support the application to increase employment and services in Coleford. However, the location is adjacent to the Spirit of the Forest, which was funded to apply CITPA2, and we do not wish for that gateway to be diminished in terms of its impact. We would therefore ask the reason for such a tall building, two storeys we understand, but the ridge height seems excessive. We would also be mindful that the minimum petrol and oil stored on site is sufficiently separated. | | |
| P1102/25/FUL | Carlton Cottage Station Road Milkwall Coleford Gloucestershire GL16 7LH | Creation of new vehicular access and off road parking. |
| What is the distance between the fence and the wall to ensure sufficient visibility? We would like the stepping of the wall to be as high as feasible so as not to impede sight lines. We acknowledge the need for a front garden wall to be stepped but suggest the minimum height could be higher. This is subject to GCC Highways’ response. | | |
| P1155/25/AG | Pingry Farm Pingry Lane Milkwall Coleford Gloucestershire GL16 8QD | Prior notification for the erection of a steel frame agricultural building for storing machinery |
| Noted. This is within the Green Ring but as this is an agricultural building it conforms to CNE2. | | |
| P0997/25/OUT | Land At Perrygrove Road Coleford Gloucestershire | A hybrid planning application comprising of full planning permission for a drive through restaurant, associated access, parking, landscaping and works. Outline planning permission (all matters reserved except for access) for a commercial building within use class B2, B8, E(g) ii) and/or E(g) iii). |
| To defer until next Planning Committee meeting on the 14th of October. | | |

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

**P0733/25/FUL**

Erection of a two storey side extension with associated works.

Demolition of existing garage.

23 Prospect Close Coleford Gloucestershire GL16 8DB

**Noted by members.**

1. **To consider any further aspects for FC discussion re FoDDC Local Plan**
   1. Active Travel Strategy: no update.
   2. Update on Section 106: Cllr C Elsmore to report back at next Planning meeting.
   3. Local Plan consultation: results from the consultation are due to be reported back at December’s Full Council meeting.
2. **To consider CNDP Review and make recommendations as necessary**

No update.

1. **To update tracker and consider specific actions/recommendations**
   1. **Large sites update: St John the Evangelist, Boxbush Road P0964/22**

For CTC to ask FoDDC how this application can be unlocked and on what timescale.

**Tufthorn Avenue:** awaiting S106.

**Meeting end: 12.03**