**Planning and Highways Committee**

**Tuesday 19th Aug 2025**

**10.30am – 12.30pm**

**Town Council Chamber**

**Minutes**

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

L Jayne - Assistant Clerk (Minute talking)

1. **Apologies were received from Cllrs R Drury and J Templeton**
2. **There were no declarations of interest declared**
3. **There were no new dispensation requests received**
4. **To approve the minutes of the Highways and Planning Committee****29th July 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 29th July 2025**

* Trader’s meeting to be held on the 16th September at 5:00pm. Location TBC.
* Active Travel: to be discussed further at Full Council.
* Application P0763/25/FUL: given consent, the details of this decision were discussed.
* Five Acres: press release and revised drawings were discussed.

An explanation of ‘group cycling’ is required

To go back to FoDDC to ask why we have not been kept informed.

Ask for an extension to be able to look at it at next Planning meeting.

* Tufthorn Ave: to check fencing has been moved and bin emptied

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

**HIGHWAYS**

1. **To note upcoming road closures**

Rolling road closures: useful to have reasonable updates on when they are going to happen.

Station Road: why are these works taking so long, can there be mitigation in part e.g. less time or open on weekends. How is the bus route going to be reorganised?

1. **To receive update re. Crossways ’20 is plenty’ signage**

An update was provided on the recent request from County Cllr L Challis, regarding the funding of ’20 is plenty’ signage on Crossway road.

1. **To review tracker and any response from GCC Highways**

Coleford Traffic lights don’t seem to be phased properly, long waiting times between Market Place and Gloucester Road. The default setting is not the right system.

**PLANNING**

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

|  |  |  |
| --- | --- | --- |
| **Reference** | **Address** | **Proposal** |
| P0733/25/FUL | 23 Prospect Close Coleford Gloucestershire GL16 8DB | Erection of a two storey side extension with associated works. Demolition of existing garage. |
| We note the correspondence form the planning officer regarding building control and the whole application. Is this a garage or is it not a garage. More information is required.  The distinctive character of the area is maintained by the front garden wall, which needs to be retained.  It is unclear whether the proposed development would deprive light from the adjacent property. | | |
| P0934/25/NONMAT | 32 Woodgate Road Mile End Coleford Gloucestershire GL16 7QJ | Non-material amendment to planning permission P0212/23/FUL to change the approved external cladding from wood cladding to Millboard Shadow line + Coppered Oak |
| We defer to the officer in environmental terms. | | |
| 24/0068/FDS73M | Broadwell Quarry | Working hours extended |
| In essence, the saw shed is an industrial process, therefore the noise level should be accessed against industrial standards.  They do not define the specific working hours because the 24/7, 7 days a week is not reasonable.  Noise assesment needed on correct inductrial standards. | | |

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

Variation of Condition 01 (approved plans), 02 (fenestration), 03 (privacy screens), 04 (fencing), 09 (planting) and 10 (materials) of Approval P0460/24/APP to allow for design/energy efficiency improvements, together with discharge of conditions 08 (Noise protection/sound insulation) and 10 (LEMP) of appeal decision APP/P1615/W/22/3296764

**Land To The East Of Harpers Close Coalway Road Coalway Coleford GL16 7FG**

**Ref. No: P0763/25/APP | Received: Wed 18 Jun 2025 | Validated: Thu 19 Jun 2025 | Status: Consent**

Approval of reserved matters (appearance, access, landscaping, layout and scale) of outline permission P1617/19/OUT for the erection of x2 dwellings with alterations to driveway and access including the removal of outbuilding

**Land At Kelvinside And Whitehaven Tufthorn Road Coleford Gloucestershire GL16 8PX**

**Ref. No: P0486/25/APP | Received: Thu 17 Apr 2025 | Validated: Tue 22 Apr 2025 | Status: Consent**

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.

**2 Highfield Place Coalway Coleford Gloucestershire GL16 7JX**

**Ref. No: P0413/25/FUL | Received: Tue 01 Apr 2025 | Validated: Mon 09 Jun 2025 | Status: Consent**

**Noted by members.**

1. **To consider planning reforms and make recommendations as necessary**
   1. Devolution and planning committees

An update was provided on proposed changes to planning committees.

* 1. Planning and infrastructure bill

An update was provided by Cllr M Cox.

1. **To consider training opportunity:** [**Planning for the Future: Navigating the new planning framework**](https://www.nalc.gov.uk/events/planning-for-the-future-navigating-the-new-planning-framework.html?utm_campaign=Events%2Bnewsletter%2B%2528August%2B2025%2529&utm_medium=email)

An update was provided by Cllr M Cox on the need for attending this due to the ongoing changes within planning.

29th October, online, cost £35.00. Office to look into booking. MC to attend.

* GAPTC’s workshop session – 2nd October.

MC, SC, CE to attend (booking opens 25th Aug).

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

S106 - to contact Clive Reynolds: ‘If we are considering benefits through S106, and the applicant has submitted a viability assessment which has been independently reviewed, does that mean no S106 contributions are available at all for that site? Or could some contributions still be sought for specific purposes, such as Active Travel?’

* 1. Local Plan consultation

To be discussed at Full Council with a reminder for individuals to complete.

1. **To consider CNDP Review and make recommendations as necessary**
   1. Steering
   2. Forward Planners and meeting - TBC
   3. Report back from site visits on Sat 16th: an updated was provided.

**Thurstons Rise, Angel Vale, Forest Grove:**

* Possible crowning required at Angel Vale (right side).
* Forest Grove: extra contractor works completed beyond conditions.

Check boundary stones.

* LEMP: check replacement trees and mowing regime (not being followed).

Go to NC (GCC Highways) re. yellow lines on Hampshire Gardens.

1. **To update tracker and consider specific actions/recommendations**
   1. Large sites update

Tufthorn Ave. S106 has not been completed.

Potential housing numbers were discussed.

**Meeting end: 12:18.**