**Planning and Highways Committee**

**Tuesday 29th July 2025**

**10.30am – 12.30pm**

**Town Council Chamber**

**Minutes**

**Present:**

**Cllrs:** M Cox, C Elsmore, R Drury, S Cox, T Templeton, M Beard

**N Choat - Gloucestershire County Council (GCC) Highways**

**K Peters - Senior Planning Manager at MF Freeman**

L Jayne – Assistant Clerk, minute taking

1. **There were no apologies received**
2. **There were no declarations of interest declared**
3. **There were no new dispensation requests**
4. **To approve the minutes of the Highways and Planning Committee****1st 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 1st July 2025**

**Page 1, Item 5**: Traders meeting to be arranged for September**.** Date TBC.

1. **To take comments from the Public Forum**

There were no comments made by those in attendance.

**HIGHWAYS**

1. **To note GCC Highways ‘walkabout’ with County Councillor Leigh Challis and to consider specific actions/recommendations**

‘Walkabout’ to be arranged.

Concerns have been raised to L Challis from residents on Boxbush Road, Crossways and Staunton Road. L Challis awaiting a response from the Cotswolds parking management company regarding potential parking options.

1. **To review tracker and any response from GCC Highways**
2. **Mile End Trees**: to be included in September’s planting schedule.

N Choat added that organisations and residents can apply for free trees through GCC.

1. **Coleford High Street speedhumps and resurfacing:** N Choat updated that works to the speed humps will be carried out 1 week before the resurfacing. The humps will be made more gradual, with the addition of a ‘confused crossings’.

Day time road closures for speedhump works and night time closures for tarmac.

1. **Newland Street culvert:** Gigaclear disputing damage, Streetworks are now going through the legal aspect and reworks of how to put it right.

Current repairs deal with rainfall.

1. **Active travel corridor crossing at Old Station Way**: Cllr M Cox updated on a meeting held with FoDDC and L Rae to address ongoing problems.

Highways to paint buff colour on existing crossing.

To check with L Rae re. N Choat to provide Cyclists dismount signs.

**PLANNING**

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

|  |  |  |
| --- | --- | --- |
| **Reference** | **Address** | **Proposal** |
| 24/0068/FDS73M | Broadwell Quarry | Working hours extended |
| We have experienced ongoing difficulties accessing the planning information via the planning portal, and understand other residents are facing the same issue. This is preventing us from making reasonable and timely comments on the application in question.  Could you please confirm the current status of the application? Has consent already been granted, and have any complaints been received regarding the hours of operation being exceeded?  If the technical issues with the application are still unresolved, we would be grateful if you could contact us and provide paper copies of the relevant documents so that both residents and ourselves can review them and make comment. | | |
| P0763/25/FUL | Land To The East Of Harpers Close Coalway Road Coalway Coleford GL16 7FG | 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 |
| Discharge requests:  10 - The LEMP does not mention what is happening to the neighbouring area where the site cabins are believed to be erected. This is outside the plot ownership, but inside the Green Ring so needs reinstatement. The construction management plan referred to, is not included. More specific information / map is needed before this can be discharged.  8 – Noise protection. We rely on expert advice from FoDDC Officer.  Variation requests:  1 – It is unclear exactly what the variation is. The indicative plot ownership indicates that the access to the site may be in one ownership. Who is responsible for management of the access? Will other residents have access to their houses, and is the LEMP expected to deal with roads.  2 – Unclear what is the variation, more detail needed.  3 - Unclear what is the variation, more detail needed.  4 - Unclear what is the variation, more detail needed. Clarification on the height of the retaining wall below which a fence of 1.8meters is being constructed, so how high is all of it?  9 – Planting. We need to be clear what the variation is and it needs to be stated in a clear manner.  10 – How can you have two conditions, both called 10 (Materials + LEMP) unclear what is the variation for materials. | | |

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

Planning Inspectorate EIA Scoping Consultation - Material Change Proposed to Hinkley Connection Project

**Hinkley Point C Hinkley Point Power Station Bridgewater Somerset TA5 1UD**

**Ref. No: P0683/25/CONSUL** | Received: Wed 04 Jun 2025 | Validated: Wed 04 Jun 2025 | Status: Unknown

Proposed single storey rear extension and installation of patio doors to NE elevation

**Oak Cottage 2 Scowles Road Coleford Gloucestershire GL16 8QS**

**Ref. No: P0640/25/FUL** | Received: Thu 29 May 2025 | Validated: Fri 30 May 2025 | **Status: Consent**

Variation of Condition 2 (approved plans) of planning permission P1321/22/FUL to allow a 400mm increase in ridge height, a revised dormer window layout and removal of previously approved bifold door to rear elevation

Show more description

**Weavers Down New Road Coalway Gloucestershire GL16 7JD**

**Ref. No: P0626/25/FUL** | Received: Fri 23 May 2025 | Validated: Tue 27 May 2025 | **Status: Consent**

Extension to the existing veranda and proposed glazed canopy with associated works

**1 Victoria Gardens Victoria Road Coleford Gloucestershire GL16 8DX**

**Ref. No: P0523/25/FUL** | Received: Tue 29 Apr 2025 | Validated: Fri 23 May 2025 | **Status: Consent**

Demolition of existing rear single storey and erection of a replacement single storey rear extension. Re-roofing of existing retained extension

**21 Boxbush Road Coleford Gloucestershire GL16 8DN**

**Ref. No: P0431/25/FUL** | Received: Thu 03 Apr 2025 | Validated: Mon 19 May 2025 | **Status: Consent**

**Noted**

1. **To consider Planning Reforms and Working Papers:**
2. Reforming Site Thresholds [Planning Reform Working Paper: Reforming Site Thresholds - GOV.UK](https://www.gov.uk/government/publications/planning-reform-working-paper-reforming-site-thresholds/planning-reform-working-paper-reforming-site-thresholds)

Cllr M Cox provided a summary, noting these are considerations and not actuals.

1. Planning Committees [Planning Reform Working Paper: Planning Committees - GOV.UK](https://www.gov.uk/government/publications/planning-reform-working-paper-planning-committees/planning-reform-working-paper-planning-committees)

Discussed and noted.

1. Built out response

Discussed and noted.

1. **To consider new planning appeals process** [A faster, more efficient planning appeals process  - GOV.UK](https://www.gov.uk/government/news/a-faster-more-efficient-planning-appeals-process) – to be in place by April.
2. **To consider any further aspects for FC discussion re FoDDC Local Plan**
   1. Active Travel Strategy and update on Section 106 –

An update was provided.

Forest of Dean District planners working to a December 2026 timescale.

FoDDC Full Council have agreed to the options put forward by Cabinet.

FoDDC to write to higher government stating that the requirement numbers for housing are too high.

Local Plan public consultation to start on Friday.

To decide whether CTC Full Council or CNDP group are putting in comments.

Cllr M Cox provided update on Active travel. To be further discussed at Full Council.

* 1. Five Acres – a contractor has been designated, with the project timeline extended by an additional year to 2027.

Letter to be sent to FoDDC asking now that the developer has been appointed, can they confirm which of the 5 acres plans they are working to.

* 1. Consultation on options for housing
  2. The Protected Landscape duty [Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes - GOV.UK](https://www.gov.uk/government/publications/the-protected-landscapes-duty/guidance-for-relevant-authorities-on-seeking-to-further-the-purposes-of-protected-landscapes)

For members to look at re. Green Ring and crossing duties, as a responsible authority.

1. **To consider CNDP Review and make recommendations as necessary**
   1. Steering – meeting tomorrow night re. consultation
   2. Forward Planners and meeting - awaiting date

Theme groups have no meeting in August but are working on tasks.

Report at Full Council.

1. **To update tracker and consider specific actions/recommendations**
   1. To note response from Bridget Miller, re. Poolway extension to speed limit / TRO

Cllr M Cox summarised the meeting with FoDDC planning officer and Freemans and the various mitigations which had been considered.

K Peters (MF Freeman) to explore the position of the gas governor and whether it can be moved further back into the green space. Details of VRS in position around the gas governor to be confirmed.

K Peters stated the TRO will extend the 30mph to Mile End crossroads (confirmation of this to be sent to CTC office.

Re. S106, it was noted that normally, once the S106 is paid then the TRO would be implemented but this could be up to 18 months difference.

Given the main route to secondary school is on Poolway Road, MF Freeman to consider whether a better crossing could be put in place at the point by the roundabout.

* 1. Tufthorn LEAP – Safety fencing still in place, despite LEAP being open.

To take photos and go back to developer.

* 1. Large sites update – Poolway: no site meeting as yet.

**Meeting End: 12:20**