**Planning and Highways Committee**

**Tuesday 9th September 2025**

**10.30am – 12.30pm**

**Town Council Chamber**

**Minutes**

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

L Jayne – Assistant Clerk (Minute taking)

1. **Apologies were received from Cllr R Drury**
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****19th Aug 2025**

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

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

1. **To raise matters from the minutes of 19th Aug 2025**

**Page 1:** Five Acres: continue to monitor due to ongoing concerns.

Tufthorn Ave: LEAP fencing has been removed.

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

**HIGHWAYS**

1. **To review tracker and any response from GCC Highways**
   1. **Update on Gloucester railway work –** noted.
   2. **Traffic Lights –** incorrect timings and sequence. To ensure they are reset to ‘Coleford’s reset’.
   3. **Station Road –** to inquire with GCC Highways.
   4. **Heritage Tiles –** as above.

To chase Ned Hayward on plaque.

**PLANNING**

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

|  |  |  |
| --- | --- | --- |
| **Reference** | **Address** | **Proposal** |
| P1050/25/DISCON | Land At Ellwood Road Milkwall Ellwood Road Coleford Milkwall GL16 8PZ | Discharge of Conditions 14 (land contamination assessment) and 15 (land contamination remediation works) relating to planning permission P2100/21/FUL |
| The updated information does not address the status of the groundwater. We note, however, that the weather conditions this May would have resulted in groundwater being at its lowest point. Please confirm if this level of detail is sufficient for the officer. | | |
| P0991/25/FUL | Deanholme And Sunnymount Coleford Gloucestershire GL16 8HP | Erection of detached dwelling with associated landscaping and works. Demolition of 2 no. semi detached buildings. |
| This application is diminishing the total number of houses on the plot.  We consider it important to review the Construction Management Plan carefully and ensure access to the rest of Rock Lane is maintained.  Further detail is requested on the proposed energy efficiency measures and renewable energy provision, noting that new-build housing must meet defined energy requirements. Although this is a self-build, we would like to see more consideration given to the character of existing properties, particularly in relation to bat habitats. The plot also offers clear scope for biodiversity net gain. Finally, we note that the front boundary currently includes a small wall, and we would expect this to be retained. | | |
| P0833/25/FUL | 1 Poolway Court Coleford Gloucestershire GL16 8DQ | Erection of two storey side extension |
| We request clarification from the Planning Officer on the address, as the application address and map reference are unclear. The submitted drawings are not sufficiently labelled, and the plan titled *Existing 1 Poolway Court* should be revised accordingly. Given the uncertainty regarding the address, we seek confirmation that neighbouring properties have been properly notified and given the opportunity to comment. We also note that additional information requested by the Planning Officer is still outstanding. We request an extension to comment until the above matters have been resolved and the information provided. | | |

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

**No decisions were available.**

1. **To consider and update on training opportunities**

Cllrs M Cox, C Elsmore, S Cox and Market Towns Officer C Lines to attend the Forest of Dean Parish & Town Council Partnership Workshop on the 2nd of October, 6:00pm – 8:00pm, at FoDDC offices.

1. **To consider any further aspects for FC discussion re FoDDC Local Plan**
   1. Active Travel Strategy and update on Section 106 – to be discussed further at Full Council.
   2. Local Plan consultation – response document has been submitted.

Active Travel application not yet complete, to check list of items needed before submission.

* 1. Article 4 Direction – we would like to know more detail on how this works and if this applies to the Forest of Dean?

To see 4.8.1 of Wallingford NDP.

1. **To consider CNDP Review and make recommendations as necessary**
   1. Reset of process – to be discussed at Full Council.
   2. Forward Planners and meeting – confirmation of housing numbers ongoing, hopes of taking it to FoDDC’s November Cabinet meeting.
   3. Incorporating good practice – to be spoken more at Full Council
2. **To update tracker and consider specific actions/recommendations**
   1. Large sites update

Tufthorn Ave, Phase 2 still on extension. To go back and chase, asking for update.

Poolway – to ask FoDDC what is happening with the extension to time and updates on the portal.

St John Church – Ecology items coming through.

**Meeting End: 11.57pm**