**Planning Committee**

**Tuesday 10 October 2023**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

**Present:** Cllrs M Cox (Chair), R Drury, H Lusty, S Cox

Cllr C Elsmore arrived 10:40am

Laura Jayne taking minutes

1. **To note apologies** None received
2. **To declare interest on items on the agenda** None
3. **To allow dispensation requests** None received
4. **To approve the minutes of the Planning Committee:****12 September 2023**

Cllr H lusty proposed and agrees the minutes to be a true and accurate account

Cllr M Cox, signed a copy of the minutes.

1. **To raise matters from the minutes of 12 September 2023**

* To keep in view Little Millend, ref. P0971/23/FUL
* Awaiting response from Pegasus re. Poolway Farm pre-application meeting.
* Scrutiny meeting, Oct 6th, now postponed for 6 months. Cllr C Elsmore to clarify whether we can include any new comments in the interim 6 months.

1. **To take comments from the Public Forum** No public present
2. **To consider the following applications:**

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| --- | --- | --- | --- |
| **Reference** | **Address** | **Proposal** | **Update** |
| P0621/23/FUL | 29 Marians Walk, Berry Hill, Gloucestershire, GL16 8QW | Erection of single storey rear and front extension, internal alterations and new raised decking to the rear. | 11 October 2023 |
| No comment. This application is in West Dean Parish. | | | |
| P1180/23/FUL | Meadow Rise Lower Lane Five Acres Coleford Gloucestershire GL16 7QN | Erection of two storey side extension, internal alterations and replacement of existing bungalow roof with new roof incorporating dormer window projections in order or provide additional storey. | 12 October 2023 |
| No objection, subject to mitigation as we are concerned about the parking arrangements, re. effective access to sufficient car parking spaces, given that this is on the A4136.  We agree with the ecological condition. | | | |
| P1117/23/FUL | 20 Pyart Court, Coleford, Gloucestershire, GL16 8RG | Replacement of freezer fan | 12 October 2023 |
| No objection | | | |
| P1138/23/FUL | 81 Tufthorn Avenue, Coleford, Gloucestershire, GL16 8PP | Change of use of existing outbuilding previously used as a music room to a unit of holiday accommodation (Air BnB), insertion of flue to the rear roof of the Air BnB unit. Erection of small timber clad porch to rear elevation of the dwelling and erection of small shed and tool store in the side garden area. (Retrospective) | 23 October 2023 |
| We have objections to parts of the application and mitigation requirements on others   1. We object to the shed as it is forward of the building line and should therefore be moved. 2. Change of use; we would not wish to establish an unwelcome precedent. In any case, possible mitigating conditions could ensure that this is used only for tourism, to prevent this being a separate permanent dwelling. 3. We will be interested in GCC Highways comments on vehicular access, with car movements on a busy junction, and parking arrangements behind for the rest of the terrace on Tufthorn Avenue. | | | |
| P1282/23/FUL | Former 59 (Sonoco Industrial Packaging) Tufthorn Avenue Coleford | Erection of 24 flats and 950sqm of commercial space (Use Class E) with parking, landscaping and associated works | 27 October 2023 |
| Deferred to another meeting. | | | |

1. **To note recent planning and Appeal decisions and comment as necessary**
   1. North Road Broadwell P0635/19/OUT given consent, with a many conditions attached.

• Discharge of Condition 5 (access from highway) relating to planning permission P0492/22/FUL.

Beeches Farm Grove Road Berry Hill Coleford Gloucestershire GL16 8QH

Ref. No: P0083/23/DISCON | Received: Mon 31 Jul 2023 | Validated: Fri 11 Aug 2023 | Status: Consent

• Replacement of existing garage/workshop. (Revised submission)

20 Sparrow Hill Coleford Gloucestershire GL16 8AS

Ref. No: P1031/23/FUL | Received: Fri 28 Jul 2023 | Validated: Tue 01 Aug 2023 | Status: Consent

• Discharge of Conditions 6 (EV charge points), 7 (cycle storage) and 10 (external lighting scheme) relating to planning permission P0339/23/FUL.

Pingry Business Park Pingry Lane Milkwall Gloucestershire GL16 8QD

Ref. No: P0076/23/DISCON | Received: Wed 26 Jul 2023 | Validated: Thu 27 Jul 2023 | Status: Consent

• Discharge of Condition 7 (signed statement or declaration regarding coal mining risks) relating to planning permission P2062/21/FUL.

Forest Grove (Also Known As Land North Of A4136) Lower Lane Berry Hill Gloucestershire

Ref. No: P0074/23/DISCON | Received: Tue 25 Jul 2023 | Validated: Wed 26 Jul 2023 | Status: Consent

• Discharge of Conditions 8 (landscaping scheme), 9 (tree protection scheme), 11 (biodiversity enhancements), 12 (construction ecological management plan) and 14 (surface water drainage scheme) relating to planning permission P0339/23/FUL.

Land Parcel To North Of Pingry Business Park Pingry Lane Milkwall Gloucestershire GL16 8QD

Ref. No: P0075/23/DISCON | Received: Tue 25 Jul 2023 | Validated: Wed 26 Jul 2023 | Status: Consent

• Erection of two storey side extension, front porch and internal alterations to existing property as well as small zone of dropped kerb leading to parking area

29 Coombs Road Coleford Gloucestershire GL16 8AY

Ref. No: P0978/23/FUL | Received: Wed 19 Jul 2023 | Validated: Thu 20 Jul 2023 | Status: Consent

• Discharge of Condition 7 (Biodiversity Enhancement Scheme), Condition 8 (Land Contamination Assessment) and Condition 9 (Contamination Completion Report) relating to planning permission P1525/20/FUL.

Oakdene Gorsty Knoll Milkwall Coleford Gloucestershire GL16 7LR

Ref. No: P0064/23/DISCON | Received: Mon 10 Jul 2023 | Validated: Wed 02 Aug 2023 | Status: Consent

• Erection of a single storey rear extension with associated works.

The Hollies 4B Bowens Hill Road Coleford Gloucestershire GL16 8DL

Ref. No: P0919/23/FUL | Received: Fri 07 Jul 2023 | Validated: Thu 20 Jul 2023 | Status: Consent

• Erection of two storey rear extension.

1 The Purples Coalway Gloucestershire GL16 7JL

Ref. No: P0901/23/FUL | Received: Wed 05 Jul 2023 | Validated: Fri 14 Jul 2023 | Status: Unknown

• An application under Section 191 claiming that for a period in excess of ten years condition 3 of planning permission P1042/12/FUL that restricted the maximum period a touring caravan could remain on site in any one year to 4 weeks, has not been complied with Campsite Rushmere Farm Crossways Coleford Gloucestershire GL16 8QP

Ref. No: P0835/23/LD1 | Received: Tue 20 Jun 2023 | Validated: Wed 21 Jun 2023 | Status: Refused

1. **To consider and make recommendations re Clearwell Cemetery Chapel change of status**

We do not have any relevant comments to make.

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

**12:13pm:** Items 11 + 12 taken first

**12:26pm:** Tracker taken

What is happening with the Skew Bridge?

Chase conservation area and enforcement.

Awaiting dates of meetings for both Andrew Knott and Joe Baker

1. **To consider draft monitoring review for NDP (for FC October 23) and make any recommendations**

Cllr M Cox, presented Draft CNDP Monitoring Report:

Will forward version 2 by email.

More completions recently. Relatively few new planning permissions.

1. **To consider NDP Review decision following feedback on schedule of Local Plan and make recommendations**

Agreed we would wait for FoDDC Cabinet meeting 1Thur 12th for their decision, which will then go to FODDC Full council.

Hope to know new timetable for draft Local Plan, following this.

We need to consider the mechanics of how to put in place committee to carry out review before declaring it.

Options are to proceed with existing planning committee but preferred appears to be similar format to previous NDP which invites other Councillors and residents / business people to bring extended skills to the project.

**12:26pm Cllr C Elsmore left the room**

**Meeting End 12:30pm**