**Planning Committee**

**Tuesday 7 November 2023**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

**Attendees:** Cllrs: M Cox (Chair), C Elsmore, H Lusty, R Drury

Town Clerk, Laura-Jade Schroeder

Seconded Assistant Clerk, Laura Jayne – Minute taking

1. **To note apologies**

Cllr P Kyne, S Cox

1. **To declare interest on items on the agenda**

Cllr C Elsmore interest in

1. **To allow dispensation requests**

Cllr C Elsmore

1. **To approve the minutes of the Planning Committee:****10 October 2023**

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

Cllr R Drury seconded, Cllr M Cox signed a copy of the Minutes

1. **To raise matters from the minutes of 10 October 2023**

Page 1: Little Millend, to be on the next District Planning Agenda

Item 10 to chase for a meeting with Joe Baker

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

Stantonbury Building and Development Company Ltd

P1282/23/FUL Former 59 (Sonoco Industrial Packaging) Tufthorn Avenue

**Public Forum**

**Applicants of P1282/23/FUL** explained the context of the application: the previous application for 23 dwellings had been refused, and at appeal on two main grounds: noise and lack of employment. They felt they have addressed these with current application. See also below.

**Residents**

Mrs Jamie Rooney

Concerned about safety with regard to speed and nature of traffic on estate now, and will obviously increase. Parking is a problem now. Lack of play area as that planned has not been erected. The children play around roads : noted that Stonewater have asked that they don’t, but nowhere provided.

This was a green area, but the shop will negate that, and may cause issues with exit and the egress from Forterra on to Tufthorn Ave.When they moved in they were not aware of any phase 2 building.

**2nd resident**

Marie

Concerned re maintenance agreement being effected correctly, especially with regard to lack of play area. (Chair explained the planning remit of *this* application.)

**Debate followed. By suspending standing orders and returning, a number of details were investigated by councillors with applicants.**

Some application details were clarified:

1. 24 x 1 and 2 bedroom flats and the commercial buildings. The difference in commercial sqm from previous numbers was explained as not gross external but net internal area (950sqm) required by FoDDC.
2. Mono pitch roof with the actual back wall of flats acting as the noise barrier, and Stantonbury have liaised closely with Forterra. There are no windows in rear wall, and the specialised heating/cooling system (NHVR) enables control without having to open a window. Vibration and noise standards are achieved.
3. Class E employment: ground floor and first floor with convenience store, a café and one retail unit, the rest office space distributed in courtyard
4. Sustainability addressed with fabric types/materials aiming for zero carbon; connectivity for echarging would be provided in each space however currently the Power company has not the capacity to enable them to be connected
5. Biodiversity: veg landscape to grow up wall in stages; some Juliet balconies; fruit trees and landscape on courtyard with parking; swift/swallow and bat boxes
6. Commercial use design has been made with discussion with some potential users

**In debate**

**Noise** – need expert advice, defer to officers, checked working to correct noise standard.Considered further info needed : examples requested and challenged

**Employment**: keeping people employed locally, though noted part-time employment and not FTEs, and derelict factory previously. Offices would be let in variety of ways, could be by desk/ different time periods so could not give accurate numbers of jobs there. Each flat has own home working space additionally

**Overdevelopment and balance** between residential and commercial questioned, though noted 1 and 2 bedroomed flats needed locally. Response:If reviewed that would still be same design and query re viability. Climate change: more building than green, and more urban than rural market town?

**Play area**: is it a balance between parking and play? Parking required by GCC Highways. Lack of visitor spaces? Local bus route. Council knew Western Power problem with capacity in this vicinity re electric charging. Stantonbury and Stonewater in discussion re play area on phase 1. “Stantonbury to construct, Stonewater pay” (DH)

**Traffic and parking** noted current problems, but access is existing and no change intended so visibility splays etc should be ok. check with GCC Highways, deliveries etc

**Cycle sheds/ access and section 106** discussion. Bus stop query not progressing.

**Construction management** of this phase critical as only one road into the site: some via yard on Stepbridge Road, rest on site, designed to build from back to front.

MC explained Section 106 to public.

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

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| **P1282/23/FUL** | Former 59 (Sonoco Industrial Packaging) Tufthorn Avenue Coleford Gloucestershire | Erection of 24 flats and 950sqm of commercial space (Use Class E) with parking, landscaping and associated works | 10 Nov |
| **No objection subject to the following mitigations** | **Noise**:  The two- storey integrated acoustic barrier wall must work to address the noise issue raised in the original refusals. Applicants should submit an example of the construction of this wall for expert assessment, using the intended materials and technology or else details of a precedent wall using same, which might be visited. The integrated biodiversity enhancements, vegetation, bat/bird boxes should not be able to infringe the completeness of the barrier.  Conditions need to be applied.  **Employment/ residential mix**  The balance of these two should be further negotiated to give greater emphasis to employment, by reducing the number of flats. Granted these are flats, not houses, the approximate density figures indicate overdevelopment. The core strategy recommends approx. 30 dwellings per hectare, which is 0.03 per dwelling. By our calculations, within phase 1 the density was 0.02 per dwelling: these current plans 0.006 per flat. The original permission for the whole site was aimed at 65 houses plus commercial, and 64 houses/flats are built now.  **Drainage and maintenance contract:** given the private drainage aspect included with SUDs etc, the maintenance requirements must be clearly set out in the contract, addressing all relevant utilities, and the residents must be clearly informed as to the process for any repairs/ maintenance to be carried out in a timely manner.  **Climate change, amenity and play area**  There is insufficient play/ green space for the residents, where there is a high proportion of children. The LEAP required in phase 1 is not yet in place, and the section 106 payment is outstanding. With potential for increased frequency and degree of heatwaves, outside shade toward the green corridor could be increased.  **Traffic flow and parking.** This site will be accessed via the existing St Hilaire Ave to 64 houses. Parking for visitors to homes, and that for the shop at the frontage , café, and offices is tight. GCC Highways need to agree the number/pattern and functionality of parking spaces especially at the ingress/egress and for deliveries. Another condition regarding speed may need to apply, given the number of child residents. A section 106 contribution to enable easier active travel from site to Tufthorn lights is requested by CTC.  **Biodiversity** more info re bats/ newts etc requested and should be agreed by Sustainability. Conditions will be needed, including by green corridor.  **Construction management** – this is a very tight space, with its sole access used by current residents, and HGVs using adjacent entrance so must be managed effectively by condition. | | |

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| **P1298/23/FUL** | Philanden Ambrose Lane Broadwell Gloucestershire GL16 7EF | **Erection of a two story extension with associated works. Demolition of existing lean to.** | TBC |
| No objection subject to the full details of building materials needed to be supplied and agreed. | | | |
| **P1271/23/FUL** | 1 The Purples Coalway Coleford Gloucestershire GL16 7JL | **Erection of a two storey side extension to create car port at ground floor and additional bedroom and bathroom above and associated works to include removal of existing garage. (revised scheme)** | TBC |
| Without further information we cannot recommend this application.  We have concerns with regard to the actual construction of the timber carport to support such load given the risk of cars going through it.  The use of brick and style of design is not characteristic of a traditional forest stone house.  A Preliminary Ecological Appraisal is required and notification of certificate B. | | | |
| **P0014/23/DISCON** | 1 Sylvan Close Coleford Gloucestershire GL16 8RU | **Discharge of Condition 7 (surface water drainage scheme) and Condition 8 (Construction Management Plan) relating to planning permission P1706/19/FUL.** | 7 Nov |
| Condition 7: The condition cannot be agreed without further information required by drainage officer and attenuation applied.  Condition 8: Insufficient regard in the construction management plan to the play area opposite, for which specific arrangements should be included. Also please note the narrow access / egress to Roman Way and construction vehicles | | | |
| **P1435/23/FUL Forest Leisure Coleford Beech Avenue Five Acres Coleford** | | | |
| Write letter requesting when comments need to be in by | | | |

1. **To note recent planning and Appeal decisions and comment as necessary**
   1. Change of use from Class E to Sui Generis with minor alterations to allow a dog grooming salon.

21 St John Street Coleford Gloucestershire GL16 8AP

**Ref. No: P1170/23/FUL | Validated: Fri 08 Sep 2023 | Status: Consent**

* 1. Demolition of existing dwelling and erection of replacement dwelling and garage with associated works.

Aeron Gorsty Knoll Milkwall Gloucestershire GL16 7LR

**Ref. No: P0596/23/FUL | Validated: Fri 09 Jun 2023 | Status: Consent**

* 1. Proposed single storey extensions to residential care home to provide additional necessary facilities Creation of a new terrace.

Sevenoaks Lords Hill Coleford Gloucestershire GL16 7HG

**Ref. No: P0355/23/FUL | Validated: Thu 25 May 2023 | Status: Consent**

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

The Tracker was updated with any relevant updates.

Large site monitoring: Cllr M Cox may need to consider Poolway for going to Full Council.

Due to alteration to the road network, this could be a large public meeting.

GCC Flood Authority: Cllr M Cox to send a letter to Joe Baker.

Clock tower: LBC and planning permission now in progress.

1. **Climate action:**

Cllr M Cox updated that there are now new requirements on town and parish Councils regarding Climate and biodiversity, noting that all planning applications should be thoroughly checked. Council as a whole will be looking at a environment / biodiversity policy that relates to this. Planning to be included in the development of policy, with Environment Committee then putting a recommendation to Full Council.

1. **To discuss monitoring review for NDP and make any recommendations**

Monitoring Report went through, Cllr N Penny suggested sending to District Council for their information. Clive Reynolds and Nigel Gibbons.

NDP to be on next Agenda.

Draft Local Plan not out until February 2024

Hold off until January meeting. Defer review to another meeting.

1. **Budget**

A 5 minute extension was proposed by the Town Clerk at 12:30pm

Seconded by Cllr M Cox

An estimated budget of £10k, with a view to cover the design code / NDP review

Question on can we get financial support for NDP review?

**Meeting end 12:35pm**