**Planning Committee**

 **Tuesday 28 November 2023**

 **10.30am - 12.30pm**

 **Council Chamber**

 **Minutes**

**Present:**

**Cllrs: M Cox, C Elsmore, S Cox, P Kyne, M Beard**

Laura Jayne, seconded Assistant Clerk taking Minutes

1. **To note apologies**

Apologies were received from Cllrs R Drury and H Lusty

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

No declarations of interest were received

1. **To allow dispensation requests**

No dispensation requests were received

1. **To approve the minutes of the Planning Committee:****7 November 2023**

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

Cllr M Beard stated that he had arrived late to the meeting, at 10:50am

Cllr M Cox, signed a copy of the Minutes, subject to the above amendment being added

1. **To raise matters from the minutes of 7 November 2023**

Planning Application P0971/23/FUL, Little Millend: FoDDC Planning decision deferred due to lack of information

Joe Baker meeting to be taken under Item 9. Tracker

Application P1271/23/FUL, No.1 The Purples: Cllr M Cox reported back on comments that had been made on the Portal, relating to the Town Council’s comments on this application

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

No public were present

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

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| **Reference** | **Address** | **Proposal** | **Due by** |
| **P1283/23/FUL** | 1 Palmers Glade Coalway Coleford GL16 7LW | Erection of a first floor extension to existing garage to provide new guest room with associated works. | 7/12 |
| **No objection**  |

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| **P1442/23/FUL** | 29 Coombs Road Coleford GL16 8AY | Variation of condition 02 (approved plans) relating to P0978/23/FUL to allow for alteration to fenestration, roof and porch. | 5/12 |
| **Agree with the variation of condition 02** |

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| --- | --- | --- | --- |
| **P1400/23/FUL** | Foxglove Cottage Whitecliff Coleford GL16 8NB | Erection of a 1.5 storey timber framed barn style garage with holiday let accommodation and associated works. Demolition of existing garage. (revised scheme following P0531/23/FUL)  | 29/11 |
| **Objection: agree with the comments of the Flood Risk Officer** |

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| --- | --- | --- |
| **P1435/23/FUL** | Forest Leisure Coleford Beech Avenue Five Acres Coleford GL16 7JU | Refurbishment of Speedwell building into community facilities, plus the addition of a new build sports hall and atrium to create a leisure use that is flexible for a community hub and leisure centre. External works, including soft landscaping and car parking. Separate cycle store, and sports pavilion |
| Given the presentations in early December, these are our comments so far. It is good to see the development of this site progressing, with the advantage of levelling up funding. We note the play area is a potential site for a swimming pool should more funds be found, and assume that drainage etc will allow for this.These comments address some areas where further mitigation/improvement might be considered in the context of current and potential use.**Culture and performance**: the size of the drama does not appear to be big enough for performances and audience. (The sports hall will be regularly in use). Is the storage cupboard of two floor height, the best use of space on the first floor?**Showers, changing and toilets**: Given the numbers using the Park Run/Walk now, and the potential for renovation of the running track in the future, is there enough room in the changing rooms? The number of showers in the main central area seems too few when events are happening. Baby changing should be in this area too, accessed via the foyer as in the Speedwell building. This will also encourage active travel. The pavilion seems small for two teams, as noted by Sport England. **Accommodation**: Level 2 Hartpury Teaching Rooms (D&A Statement P28, 4.3.4) are welcomed to upskill local people on the spot. Sport England comment on the viewing gallery, but this will also be in use for performances.With regard to the sports hall, is the only way up to the first floor by using the external steps ie go outside and around the building?  **Internal vehicle flow/parking.** To ease flow, could there be a circulatory movement around the main car park with an exit at the rear of same? The access/egress from Beech Ave is limited, and cars/buses/coaches will be moving in two directions and toward/from the Pavilion area parking on the same key internal route.The coach parking and turning area is not fully specified: there will be sporting teams and community transport needing to park and offload visitors. This is not sufficiently catered for at the western car park alone: what is where adjacent to the pavilion?There is mitigation potential for carbon zero benefit and shade by provision of solar panels on roofs over the main car park. This fits with provision of same on the roofs of the buildings.We support GCC Highways in that cycle access needs to be more clearly defined and appropriate, but also appropriate for pedestrians walking to the bus stop along the road. There is a case for section 106 contribution to aid active travel for cycle/footpaths access to/from/along Beech Road.Information re access and turning for waste vehicles/ collection is not provided.**Re future potential and later phases:** The potential access to an improved running track is available at the west end, and needs to remain/ be checked for suitability later. Also, the allowance for the wider track to allow metric standards to be possible, with seating etc needs to be checked to the rear of Speedwell.**Environmental considerations**The Biodiversity Metric tool is not clear: training for parish councillors would be appreciated.The comments by GCC Flood Authority are noted, and the welcome porous/pervious nature of the surfaces is key to the improved infiltration rates. Conditions are required by risk/contamination officer.Remaining comments re landscape/drainage/future management schemes etc will be considered/added after the presentation/meeting early December. |

1. **To note recent planning and Appeal decisions and comment as necessary**
	1. Removal of existing garage, utility and porch, with replacement two storey side extension, and porch erected in their place and associated works. Replacement of existing bungalow roof with new roof incorporating dormer window projections in order to provide additional storey, as well as and internal alterations. Retrospective approval for alterations to site boundary walls and site access.

**Meadow Rise Lower Lane Five Acres Coleford Gloucestershire GL16 7QN**

**Ref. No: P1180/23/FUL | Received: Thu 31 Aug 2023 | Validated: Tue 12 Sep 2023 | Status: Consent**

* 1. Replacement of freezer fan.

**20 Pyart Court Coleford Gloucestershire GL16 8RG**

**Ref. No: P1117/23/FUL | Received: Tue 15 Aug 2023 | Validated: Thu 14 Sep 2023 Status: Consent**

Noted by Members

1. **To update tracker and consider specific actions/recommendations**
	1. Large sites monitoring NB P2100/21/FUL Ellwood Rd
	2. GCC Flood Authority update meeting 9/12/23

Cllr M Cox updated Members on the above items

The Tracker was discussed, with any relevant updates added

To note: GCC Flood Meeting on Friday 8th of December, not 9th

1. **To note changes re climate action, tree policy and enhancing biodiversity as related to Planning and make recommendations**

Cllr S Cox gave an update regarding the Tree Policy Working Group meeting, which also included Nick Adams from Kilmaha, Alan Cornock of Angel Vale and Chair of Environment, Melanie Getgood

A draft version tree policy has now been sent out to Environment Members, for comment

A Recommendation from Environment Committee will go to Full Council, for Council to adopt the tree policy

Cllr S Cox to feedback with future updates

1. **To receive update on Local Plan and make any recommendations re CNDP Review**

Cllr C Elsmore to feedback with updates as and when, regarding Local Plan

A recommendation on whether to review NDP will be discussed in the next Planning meeting, on the AM of the 19th, to go to Full Council in the PM, This would allow a NDP Committee to be formed

**Meeting End: 12:18pm**