



Coleford Town Council

Planning Committee
11 - 12.30pm
Tuesday 12 October 2021
Council Chamber
Minutes

Attendees: Cllrs M Cox, M Beard, S Cox, Drury, Elsmore and Beard

1. Apologies were received from Cllr. Kyne
2. There were no declarations of interest
3. There were no dispensations requested.
4. The minutes of 28 September were unanimously approved.

Cllr M Cox signed a copy of the minutes as a true record.

5. **To raise matters from the minutes of 28 Sept 2021**

Cllr. M Cox updated on the following Items:

- **Forest of Dean Active Travel Strategy Group**

Cllr Elsmore reported back, and will attend following zoom meetings. Cllr M Cox clarified that whilst GCC includes public transport under this heading, FoDDC do not. Clerk was asked to get in touch with Sarah Williams GCC re visiting about cycle and foot paths (sarah.williams3@gloucestershire.gov.uk)

Re: Chepstow Transport Study: The Town Clerk was asked to pursue an update from Monmouthshire regarding the consultation results. (chepstowtransportstudy@arup.com)

See also 8 action tracker; item 11

6. **There were no members of the public present**
7. **To consider the following applications:**

Reference	Address	Proposal
P1496/21/GPDE	Five Acres Farm House Lower Lane Coleford GL16 7QN	Erection of a single storey extension (general permitted development order).
Comments:	Given this is a permitted development application, then further mitigation can be gained through <ul style="list-style-type: none">• fully apply conditions re bat foraging/roosting and lighting-advice from FoDDC sustainability officer;• that materials proposed must be sympathetic, and in keeping -with the environment of this area very near the Green Ring CNE2• That Tree Officer advice is required re protection of rootball area of significant trees	
P1635/21/FUL	Southview Bungalow Wood Edge Road	Erection of first floor extension, single storey rear storey extension and associated works.



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	Milkwall GL16 7LF	
Comments:	<p>This location is in the Green Ring CNE2, so these works on the existing building need to reflect that. In Mitigation:</p> <ul style="list-style-type: none"> • fully apply the conditions in Bat Survey Report, also noting hedgerow requirements re landscape and biodiversity (nearby SAC/ noctule has priority species status) Sustainability report required. • to take note next door Colour Works and access to site as that is of undesignated heritage value (<u>Annex G of CNDP</u>) • we note the absence of measurements, especially height of ridge and are needed to show ridge is not exceeded in height. 	
P1638/21/FUL	13 Roman Way Coleford GL16 8RN	Erection of single storey rear extension with internal remodelling and associated works.
Comments: no objection subject to	<p>In Mitigation:</p> <ul style="list-style-type: none"> • boundaries are checked, and retaining wall fits requirements re neighbouring property • include a south-east elevation to check overshadowing/ privacy. 	

8. To update and review tracker with actions/responses

Cllr. M Cox updated, on a number of issues, others taken as items on this meeting's agenda.

• Planning Infrastructure

Meeting re: Water issues in Coleford

A meeting with GCC Flood Authority water contacts: Joe Baker, and Peter Sirett, was scheduled for 3 November. It was agreed that Cllrs. M Cox, Elsmore and S Cox would attend, Clerk to reply and confirm time and date, either morning or after 3.45pm.(

• Health provision

Cllr. M Cox updated re: a response from local GP practices, and a meeting is now scheduled for 4 November, 2.00pm, at the Health Centre. A pre-meeting Fri 15 Oct at Main Place 9am will agree agenda items for that meeting: Cllrs. M Cox, Elsmore, Beard, and Penny, with the key issues to be discussed including: **1.** Accessibility, **2.** CNDP policy agreed with GPs **3.** Current location against NDP Green Ring policy.

It was further agreed that Lydbrook Parish Council, in light of their support, would be kept informed. Engage with other Parish Councils, as necessary.

• Section 106: Response to FoDDC

The Town Clerk summarised the response that he had received from Rebecca Hone, FoDDC. After further discussion, it was unanimously agreed that a draft letter of response, is presented to Full Council, for agreement and sending. This to include the following:

- a. Coleford Town Council expresses its disappointment, having not been properly consulted on this decision, given the 13 Town Councillors representing the residents and their needs and concerns CTC ask for a meeting, to be updated on the scheme, its detail, and progress, and to be heard.



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- b. From minor detail presented, there is no swimming pool included in the scheme. Given that Lydney, Cinderford, Newent all have such pools, and the lack of a pool in Coleford area since closure of Five Acres, then “Levelling Up” should include one.

9. To update re: FoDDC Local Plan

Cllr. M Cox asked the Town Clerk to clarify with FoDDC, when the initial meetings/forums were to take place.

10. To consider draft monitoring of CNDP

Cllr. M Cox stated that she had requested Housing Data from FoDDC, and that the key points raised so far re: monitoring came in two parts, the current position and forward looking re Review and FoDDC Local Plan. Noted were housing numbers, type; retail changes; value of trees and Green Spaces; infrastructure status. Cllr. M Cox MC will draft a Monitoring Report and circulate for Planning and for Full Council this month.

11. To update re: Lidl outstanding Matters

The Town Clerk reported on the difficulties that he had scheduling a meeting with local regional Lidl management; and that he had been re-referred back to Sarah-Rees Davies, at Lidl and had again asked for a meeting. Given the time taken re Lidl, the Town Clerk was asked to:

- prepare a summary report re: chronology of events, and correspondence.
- seek progress report re CTC letter of 31 August, from FoDDC, Planning Enforcement.

12. To update re pre-application enquiries

Cllr. M Cox summarised re: pre-planning enquiries, and reported that she had responded to 1 new prospective developer re: NDP clarification, and had forwarded pre-app procedure to him; and no further response from previous enquirer to date.

Given P1675/21/EIA on FoDDC Portal, the Town Clerk was asked to prepare a letter to Suntory, including the pre-application procedure and expressing disappointment not to have been consulted in respect of their proposed developments, at that stage.

Cllr. M Cox also, again, requested that the Town Clerk places pre-application procedure on CTC website.

12.25pm: An extension of 10 minutes was proposed, and unanimously agreed

13. To discuss, and make recommendations, re: Tree Preservation Orders (TPOs)

Cllr. M Cox updated, following Stuart Payne, FoDDC's attendance at the Environment Committee meeting, where it had been noted, for this Town Council to trial TPO process for about 5 trees. Those suggested to come to Planning for consideration.

14. To note recent planning decisions

Recent decision was noted.

Meeting ended: 12:35pm

