**Planning Committee**

**Tuesday 19th December 2023**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

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

Laura Jayne minute taking

1. **To note apologies**

Cllr R Drury, H Lusty

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

Cllr C Elsmore declared an interest on both the Clock Tower LBC and and Five Acres development, under item 7.

1. **To allow dispensation requests**

A dispensation request has been received from Cllr C Elsmore relating to planning application P1435/23/FUL, Five Acres development.

**To approve the minutes of the Planning Committee****: 28 November 2023**

Cllr M Beard approved, Cllr C Elsmore seconded

Cllr M Cox signed a copy of the minutes

1. **To raise matters from the minutes of 28 November 2023**

Page 1: Joe Baker meeting has been rescheduled to the 4th of January

Page 4: Tracker updates will be taken under item 8

Tree policy being finalised. This will then go to Environment Committee for scrutiny, followed by Full Council in January, for adoption

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

There were no members of public present

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

|  |  |  |  |
| --- | --- | --- | --- |
| **Reference** | **Address** | **Proposal** | **Due by** |
| **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 | 29/11  First comment sent |
| Additional comments following recent presentation at Berry Hill.  We understand that there should be a 15 metre buffer zone between the ancient woodland and development.  A check on the distance between the parking area and woodland needs to be made, and any other area to the north boundary where recognised future use might happen.  With regard to drainage, we add that the cumulative effect of increased development since the college closed (for example 100 plus at Lower Lane), could mean extra strain on the water infrastructure which passes through the town centre.  We would wish to see a detailed future management scheme that would allow for future partnership with the school (considering potential improvements to the running track). | | | |
| **P1573/23/FUL** | Hill View Wood Edge Road Milkwall Coleford Gloucestershire GL16 7LF | Erection of a two storey side/rear extension with associated works. Demolition of an existing single storey side/rear extension. | 28/12 |
| This property is within the Green Ring policy, CNE2 (Green Ring South) where historic, as well as the natural context, is worthy of protection.  Also, CHE1 notes that new buildings should not detract from the historic context.  The addition of a new extension is not objected to. However, the design should not detract from its context, so we would look for mitigation particularly with regard to the proposed ground floor extension, east facing elevation.  There are inconsistencies between drawings and plans. The heights on the ridge of the new build compared to heights on existing cottage are not stated. It should not be higher.  Only on the revised roofscape is there a proposed dormer window on the old cottage. This is not shown on other drawings. This needs to be clarified. We would not want the historic chimney to be removed if that is what is intended. | | | |
| **P1594/23/FUL** | Poolway Farm , Gloucester Road, Coleford, GL16 7QA. | Proposed development of 140 dwellings with associated access, roads, footways, parking, drainage, open space and landscaping, retention of Poolway Farmhouse and demolition of associated redundant ancillary buildings. | To be extended  TBC |
| Awaiting extension | | | |
| **P1500/23/LBC** | Clock Tower Market Place Coleford | Listed building consent for external and internal repairs and alterations to include improved and safe access to the building etc | Own application |
| Noted for the record, by members, but no comments made | | | |

1. **To note recent planning and Appeal decisions and comment as necessary**

**P0081/23/DISCON** | Discharge of Conditions 6 (surface water drainage scheme) and 14 (hard and soft landscaping scheme) relating to planning permission P0741/21/FUL. | **Beeches Farm Grove Road Berry Hill Coleford Gloucestershire GL16 8QH**

Granted permission.

1. **To update tracker and consider specific actions/recommendations**
   1. **NB Tufthorn Ave P1282/23/FUL**.
   2. **P0965/22/LBC and P0964/22/FUL** St John's Church, Coleford
2. **To receive update on Local Plan and to make any recommendations re progress of CNDP Review.**

Cllr C Elsmore provided an update, stating that the Local Plan will go out for public consultation late summer of 2024

Deferring recommended CNDP declaration

1. **To consider timescales re potential allocations ready for draft Emerging Local Plan and connect with FoDDC Forward Planning.**

To invite Lisa-Marie Robson of Forward Planning, to a Planning Committee meeting in Jan/Feb, to meet and think through initial discussions on allocations

It was discussed that the following skills would be beneficial to an NDP review working group:

Architectural

Environmentalist

Historical – Local history society (Simon Moore)

Planner

To note, FoDDC use Coleford Town Council’s NDP as an exemplar NDP

**Poolway Planning Application P1594/23/FUL**

It was discussed that an extension request would be made for Poolway Planning Application P1594/23/FUL, until the 17th of January, to address at the next Planning Committee meeting.

To look at application and make a recommendation to go to Full Council at the end of January. To discuss if Full Council want to delegate authority to Planning.

**Meeting End 12:04**