



# Coleford Town Council

## Planning Committee 28 February 2020 Minutes

**Attendees: Cllrs M Cox, S Cox, Lusty & Elsmore.**

1. There were no apologies
2. Cllr Elsmore declared a personal interest in item P0203/20/FUL
3. There were no dispensations requests
4. The minutes of 18 February 2020 were approved
5. To raise matters from the minutes of 18 February 2020  
It was noted that the appeal letter would be added to the minutes.
6. The recent planning decisions were noted and clarification sought re the refusal to Owen Farm application
7. To have an update on the Forest Road covenant  
The Clerk gave an update on the situation
8. To make recommendation re planning training:  
It was agreed that a pilot of an additional form giving members the opportunity to provide information on each application after scrutiny to be discussed at the planning meeting. It was also agreed that should the agenda for a meeting be packed the meeting would commence at 5.30 pm
9. To arrange the planning strategy meeting date and time to send to FoDDC with wording off modified minutes
10. It was agreed that a meeting would be proposed on April 1 or April 2 at a time convenient to the FoDDC planning officers. That the agenda should reflect the points raised in minute 18 February 2020.
11. To make comment on the following application:

Reference	Address	Proposal
P0018/18/20/DISCON	Land North of Lower Lane Lower Lane	Discharge of Conditions 06 (foul water drainage), 07 (sustainable drainage scheme), 09 (hard and soft landscaping), 16 (off site footpath improvement scheme), 17 (street management and maintenance plan), and 18 (fire hydrants) of planning permission )1482

### Comment

**This application is to be referred to Full Council.**

### Points to be considered at this meeting

**6 Foul water:** storm easement, sewer easement routes? at pond 3 appears to go toward access road, between 2 and 3 and to north of pond 4. Risk/degree element. Private and adoptable foul drainage 10261-100-01 etc etc

**7 suds,** run off from private roads/ adopted roads; extension of ponds and spillways, esp pond 2 (by bus stop) and 4 (by pub); compaction and grouting with remedial works effect (is this taken into account?);

**9 Landscaping:** fence and enhanced hedge A4136 CNE3; drawing URB-LA-GA=90-03 REQUIRES HERRINGBONE PATTERN FOR PAVIERS to be adoptable; contact Highways re streetlighting too. Knee rails insubstantial round ponds- depends on depth? CNE3 want infill in hedges A 4136 not fences; use hornbeam not Scots pine (climate change) Pond desilting required?

**16 off site footpath;** gas main on Grove Rd? Lack of map for Lower Lane entrance 10261-278-25 is Grove Rd twice. Footpath needed for bus stop. Is bus stop right place for spillway services under shared access if not adoptable?

**17 Street mgt and maintenance** Bollard street lighting and adoptable? Two gas inputs at internal roundabout. Why? Roadside grit bins – whose responsibility and map.

**18 fire hydrants** needs ok from Fire Service



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P0178/20/FUL	14 Poppy Field Coleford GL16 7FF	Erection of a conservatory with associated works
<b>Decision</b> <b>No Objection</b>		
P0203/20/FUL	Coomb(e) Cottage Union Road Coleford GL16 7QB	Proposed alterations & extension to provide ground floor utility room & first floor family guest room, erection of an oak framed double garage & erection of timber garden room/home office t
<b>Decision</b> <b>No Objection</b>		
<b>Comment</b> Concern was raised of the location being near the neighbours boundary That the material used is out of character with the area, although it was noted that a variety of materials are used by the surrounding properties		
<b>Condition/Mitigation</b> A bat survey ids conduxted in the out buildings to be demolished.		