**Planning Committee**

**Tuesday 26th March 2024**

**10:30am – 12:30pm**

**The Main Place**

**Minutes**

**Present:** Cllrs M Cox, R Drury, C Elsmore, M Beard,

S Cox, P Kyne

1. **No apologies were received**
2. **To declare interest on items on the agenda**

Cllr C Elsmore declared an interest relating to P2091/2/FUL The Main Place

1. **There were no new dispensation requests**
2. **To approve the minutes of the Planning Committee:****12 March 2024**

Cllr C Elsmore proposed the minutes of 12th of March, to be a true and accurate account. Cllr S Cox seconded.

A copy of the minutes were signed by Cllr M Cox.

1. **To raise matters from the minutes of 12 March 2024**

None

1. **There was no public forum**
2. **To consider the following applications:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Reference** | **Address** | **Proposal** | **Due by** |
| **P0261/24/FUL** | 45 Albert Road Coleford  GL16 8DY | Erection of hip to gable side extension | 29 Mar |
| Without further information relating to the following, we cannot give a full comment regarding;  1. distance from the boundary and access for maintenance purposes, given this is a school road.  2. the position of any bathroom on the first floor | | | |
| **P0219/24/FUL** | The Main Place, Main Hall & Kitchen Old Station Way Coleford GL16 8RH | Minor alterations to carpark layout including the removal of two semi-mature trees and their replacement | 3 Apr |
| No objection subject to conditions | | | |
| **P2100/21/FUL** | Land At Ellwood Road Milkwall Ellwood Road Coleford GL16 8PZ | Erection of 47 Dwellings (including affordable housing), alongside a new access road, landscaping and associated works | (revised plans) |
| We note the following:  A number of significant conditions would need to be put in place for this to go forward.  **Iron works and ground water**  Firstly, we note the request by the Gravler for site intrusive ground investigations to be completed regarding the iron workings underneath the site. Ground water is also to be taken into consideration.  **Comprehensive Ecological Condition**  Secondly, the comprehensive ecological condition required by the sustainability team to address the species element.  **Affordable housing**  Thirdly, the reduction in affordable housing numbers following a viability report.  We note the difference between the housing officer report, which states 6 but only denotes 5, and the plan that says 6. We assume it to be 6.  Whilst the independent assessor and discussions have concluded 6 is appropriate for this site, we note the CSP5. 40% is usual for Coleford and there is a significant demand for affordable housing in Coleford, which this opportunity will not supply.  **Section 106**  Fourthly, a section 106 request for Active Travel has been registered before, to connect the site to the existing corridor into town, to integrate this site into the cycle network and with significant numbers of children likely to be on this estate, we note the need for the pavement and access to appropriately timed transport. /  Mitigation needs to be in place.  GCC Highways are important because of the light. | | | |
| ***P0310/24/NONMAT |*** | *1 The Purples Coalway Coleford GL16 7JL* | ***| Non material amendment to application P1271/23/FUL to change oak framed carport structure to ground floor to rendered masonry piers*** | *Noted, but not required to comment* |
| **Members noted** | | | |

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

Erection of two storey rear extension and single storey side extension with internal alterations.

9 Sunny Bank Road Coleford Gloucestershire GL16 8EL

**Ref. No: P1703/23/FUL | Received: Fri 22 Dec 2023 | Validated: Wed 17 Jan 2024 |**

**Status: Consent**

Erection of two storey side extension, porch and loft conversion. Demolition of existing outbuildings and construction of new double garage. New photo voltaic panels on existing house roof and within the garden.

Marians Lodge Marians Lane Berry Hill Coleford Gloucestershire GL16 8QN

**Ref. No: P1610/23/FUL | Received: Fri 01 Dec 2023 | Validated: Wed 20 Dec 2023 | Status: Consent**

Change of use of existing outbuilding previously used as a music room to a unit of holiday accommodation (Air BnB), insertion of flue to the rear roof of the Air BnB unit. Erection of small timber clad porch to rear elevation of the dwelling and erection of small shed and tool store in the side garden area. (Retrospective)

81 Tufthorn Avenue Coleford Gloucestershire GL16 8PP

**Ref. No: P1138/23/FUL | Received: Tue 22 Aug 2023 | Validated: Tue 26 Sep 2023 | Status: Consent**

**Noted by Members**

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

The Tracker was reviewed and updated with any relevant information

1. **Update on Local Plan and also re. progress of CNDP Review**

District Cllr C Elsmore updated Members on the progress of the Local Plan, stating that FoDDC meetings are now being once every week.

Extra sites for housing, have been looked at within Coleford. This includes the bottom of Broadwell, next to the football pitch. However, this is located inside of CTC’s Green Ring area. FoDDC’s information does not match where CTC’s Green Ring.

To also investigate what’s happening with the industrial land by Perrygrove / Suntory.

It was noted that the area of land by Tufthorn traffic lights could be useful for ambulance / fire service.

A consultation around the fire service has now started, to be discussed at next Highways and Public Safety Committee.

1. to consider feedback from FoDDC re open spaces, conservation area design etc and Local Plan
2. to arrange another workshop to consider allocation and environmental update

**Members of CTC Planning Committee to continue working on information provided by FoDDC’s Jennifer Jones, to then arrange a new date for workshop.**

1. Neighbourhood planning training Sept 25: numbers to attend.

**Noted**

**Meeting end: 12:13**