**Planning Committee**

**Tuesday 25 April 2023**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

**Present: Cllrs M Cox (chair), S Cox, C Elsmore, P Kyne, H Lusty**

**FoDDC Officers: N Gibbons, C Reynolds, J Jones**

1. **Apologies were received from Cllr R Drury**
2. **Declaration of interest on items on the agenda: none**
3. **Dispensation requests: none**
4. **To approve the minutes of the Planning Committee:** **12 April 2023**
5. **To raise matters from the minutes of 12 April 2023**
   1. Appeal APP/P1615/W/22/3303430 Tufthorn Ave: comments on Portal re documents noted in Hearing received. Inspector decision to follow
   2. Forest South Edge Consultation – see item 11
   3. P0127/23/FUL Mushet Walk. Response received from Clive Bath: he gave permission for the light to belocated there but he understands there was an agreement with Job Centre to pay for the electricity. The upstairs of the shops are not included in the application. CTC to thank Clive for info and investigate further re light.

( Further info from CR that the decision was made: too late to submit further comment.)

1. **Comments from the Public Forum: no public attended.**

**Cllr M Cox took item 10 next: thanking Nigel Gibbons, Clive Reynolds and Jennifer Jones for attending from FoDDC Planning**

**10. FoDDC Planning discussion**

1. **schedule and progress of FODDC emerging Local Plan:** after May 4, will be taking strategy to new members for approval at full council, then will produce full draft plan, on the basis of that strategy. The process for draft will be confirmed, but draft unlikely before end of year, depending on progress and decisions.NG will keep in touch, including re timing.NG clarified that emerging plan to 2041, and that national guidance has changed and will be likely to continue to change re process as work continues.Until emerging is adopted the existing plan continues, with balance of planning weight changing when emerging plan progresses.
2. MC added: **CNDP** must be in general conformity with Local Plan. Major changes eg increasing population/building and climate issues will be likely to necessitate Review (recommended Review approx. 5 years anyway).
3. MC 2021 Census stats: 2001-2011 pop increased by 8;2011-2021 increased by 916 to 9275
4. **Housing numbers in Forest:**NG explained calculation applied by central Government, then FoDDC review and respond. Currently the base figures for calculation are older, not 2021 figures, and that may change (also other changes possible to these figures).Looking at 110 houses per year constructed…..

Restraints around Coleford noted: Green Ring etc so restrict growth. Could allocate smaller sites.

MC noted even given pop increase, still sites in current NDP not completed, so those expected. Need infrastructure improvement at same rate.

**Affordable Housing share:** currently 40% policy but this may change. Developers challenging that now. KC as Housing Officer has statistics of need.

1. **Design code.** Update from JJ: report produced after consultation 2022 but next stage slower to proceed as limited resources:NG noted climate change and not to forget the forest/green areas, not just housing. Open to local suggestion/guidance on code: keep in touch re schedule too. MC: could there be a Coleford specific section under Forest Design Guide? Possible, if areas show distinctiveness: would benefit from more detail.
2. **Conservation Area:** issues with keeping character and heritage as primary concerns (see enforcement actions and empty listed buildings) and also with Gloucester Rd and potential e-charging points.NG and CR noted that advertisement regulations re signs are complex. Paint is not classed as building operation. Recommended to connect with GCC re charging points now: can they not be put in car park(s)? Rapid charge type? Site visit by GCC?

Some shopkeepers may not know they are in CA. Is there value in distributing info leaflet re CA and asking people to get in touch with FoDDC/CTC before making changes? NG this could be strengthened in Design Guide with policy Design Guide must be met in Draft Plan. Could look at colour schemes, signage guidance etc. Could be specific in NDP Review.

**Change in boundaries to CA:** need to define reasons and need for change. Different set of rules, not looked at for about 20 years. Limited resources at FoDDC for that currently.

**Deterioration of Listed Buildings in CA:** empty, eg Bank and Old Guardian Office (latter window v bad). Put on next CTC agenda.

1. **Local Green Spaces:** concern re conservation where incursion happening eg Bakers Hill Triangle (see GCC).NG policy can be used re applications, ask for improvements. Should info be prepared for residents/owners?
2. **AONB status for Forest**: NG: No further update. Formal enquiry has been made to FE and Defra. No progress.
3. **New validation system:** CR: Early days, a lot more not being validated as they don’t meet requirements of new validation system. Consulting with agents, some not in contact before application. Teething stages. MC hoped that would not mean sudden surge as CTC would find that difficult to manage (already meet twice monthly). Requests for extensions likely. Should be net gain for **biodiversity** particularly.(New deadline coming in )
4. **Potential fee increase being discussed:** could be increased numberof applications beforehand? Possibly an annual increase of fees mooted by central government…
5. **Notifications and deadlines**: CR noted that discharging conditions may or may not be sent to Parish Councils, depending on application and officer dealing with it. Electronic versions of applications are quicker to see, but printed ones are slower to get out. Every application receives a new number, but is related on the Portal to past history. Apologised if some comments missed.

MC concluded with thanks to above officers for attending, and for the discussions to clarify applications with other planning officers, which makes commenting easier, more useful, and timely.

1. **Consideration of updates on the following applications:**

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| **Reference** | **Address** | **Proposal** |
| **P0258/23/FUL** | Woodlawn House Gorsty Knoll Milkwall Gloucestershire GL16 7LR | Erection of two storey extension to front elevation, single storey wraparound extension to rear and side elevations and associated works. |
|  | **No objection subject to** the agreement of the planning officer that this is in character (Appendix A of CNDP). We note the raising of the ridge by 1819 which may affect the distinctive character. The character at Gorsty Knoll as scattered cottages around a mesne needs to be maintained, although similar buildings have also been altered in the area. We are concerned about bat lighting and the protection from the internal lighting through the large window to the side. Also subject to the agreement of the sustainability team that all the ecological / HRA surveys are completed and appropriate conditions in place. | |
| **P0110/22/FUL** | 8 Birch Park, Coalway, Coleford GL16 7RU | Erection of detached dwelling and garage with associated works. |
|  | **No objection subject to** the Sustainability Officer’s agreement, with the mitigation requirements to minimise any effects on the Oak tree | |

1. **Recent planning and Appeal decisions:** noted
2. **To update tracker and consider specific actions/recommendations**
   1. NDP monitoring was produced for annual assembly, other stats are included in Oct report to Full Council. UKSPF takes in some aspects of NDP. See also 10
   2. Portal changes: Portal was out of action due to essential maintenance. Query if completely reinstated as no Coleford applications. *(CR to check: did so that day, and confirmed there were no applications for Coleford as none passed validation requirements at that point in April)*
   3. Survey on Neighbourhood Planning: response made by MC to research student
   4. No response to Pegasus letter
   5. Ellwood Rd: continue to chase for progress via Keith Chaplin FoDDC. Ask whether viability report has been sent for independent assessment. If not, why?
   6. Reply to Mr Bath, thanking etc.
3. **Taken before item 7:see above**
4. **To assess recent information relevant to Coleford NDP and make any recommendations, including re Review:** 
   1. Forest Edge south: 7th May deadline for comment noted: decided not to comment as out of our area, but noted some useful good practice that could be of use to us moving forward: policies and prioritisation; environmental strength; housing types/purposes

*Cllr C Elsmore left meeting 12:16*

* 1. Relationship to FoDDC strategic policies: see item 7

**Meeting end 12:28**