



Coleford Town Council

**Planning Committee
Tuesday 12 January 2021
6.00 pm - 6.55 pm
(Via Zoom)
Minutes**

**Attendees: Cllrs. M Cox, Penny, Elsmore, Drury, Kyne and Cllr. S Cox (who joined the meeting at 6.12pm)
Mr M Paterson, Mrs S Fletcher, Mrs. L Bailey and Mr W Williams**

1. Apologies received from Cllrs Johnson and Beard
2. There were no declarations of interests
3. There were no dispensation requests
4. **The minutes of 22 December 2020 were approved**

5. To raise matters from the minutes of 22 December 2020

Item 7: Cllr. M Cox confirmed that letters had been sent to Lidl, Stroma and FoDDC, as agreed. Cllr. M Cox confirmed that a response had been received from FoDDC re: enforcement, and this was summarised, and noted. Cllr. M Cox stated that this was an encouraging response, and that hopefully FoDDC enforcement actions would be improved, particularly in respect of the examples, and concerns that were raised in the town councils letter e.g. Whitecliff Quarry. It was agreed that the town council should monitor, and raise continuing concerns, if necessary.

6. To take comments from the public forum

Mr Paterson spoke re: Land adjacent to 6 Bowens Hill (P1994/20/FUL) raising concerns, wishing to register objections in relation to parking on the road, as there is no facility for parking, turning on the proposed property, creating safety risks, especially with schools located in the vicinity, and felt that "it was an accident waiting to happen".

Mrs Bailey also spoke re: land adjacent to 6 Bowens Hill (P1994/20/FUL) supporting Mr Paterson's objection, adding that she could not understand that why the car parking proposals on the previous, associated, planning applications, had not been implemented in respect of car parking.

Cllr. M Cox thanked both, for their comments, noting particularly the concerns raised about car parking, and the references to previous planning application(s).



Coleford Town Council

Ms Fletcher spoke re: Land opposite 40 Sparrows Hill P2104/20/FUL) raising concerns, wishing to register objections in relation to the plans overall, which are very close to No 42 Sparrows Hill, on land that is higher than Ms Fletcher's front windows, which would overshadow, having a significant impact on her light in No 42, as all of her windows are at the front of the property bar one. Ms Fletcher also raised concerns re: the change in levels on site which would also affect her privacy inside and out. Ms Fletcher referred to comments from the Coal Authority regarding the stabilisation of the site, necessary works and how they should be put in place. Concerns also raised re: biodiversity, in respect of wildlife e.g. bats, hedgehogs, and toads, and overall effect.

Cllr. M Cox thanked Ms Fletcher for her comments, and that this Council would take them into consideration.

Cllr S Cox joined the meeting at 6.12pm

Mr Williams stated that he was keen to hear of updates re: Lidl access, and that he had also noted that enforcement was now scheduled on FoDDC planning meeting agendas, and that this should be monitored by the town council

7. To update on Lidl access

The Assistant Clerk confirmed that there had be no responses from Lidl, to date

8. To note recent planning decisions

Cllr. M Cox reported re: Owen Farm application, that the Appeal had been allowed and permission given. There were no other decisions reported.

9. To consider the following applications:

Reference	Address	Proposal	Comment
P1994/20/FUL	Land Adjacent 6 Bowens Hill Road Coleford Gloucestershire GL16 8DU	Proposed detached dwelling. Associated parking and landscaping. (Re- submission).	Objection <ol style="list-style-type: none">1. Highways grounds: GCC Highways object, insufficient space for parking on site, no scope for turning on curtilage, and issues at junction and on street parking problems. CTC note also the proximity of school and playgroups/ Opportunity Centre for pedestrian traffic.2. The refusal reason relating to 6 and 8 Bowen's Hill Rd, in multiple occupancy and the use of this site for parking/garden is still not addressed. See previous application and FoDDC officer's report. Over development here affects the distinctive nature of the spaces in this area (see CNDP Appendix 1 Character Assessment p 18) and CH2



Coleford Town Council

			<ol style="list-style-type: none"> 3. Issues re: overlooking, from the existing neighbouring property at 3b, needs to be checked as it is the other property which is claimed to have been altered 4. Additional information to Drainage Officer still required re: soakaways 5. Note: CTC also recommend FoDDC consult Police re: issues pertaining to this development, and increased activity with regard to the social environment (127f of NPPF)
P2104/20/FUL	Land Opposite 40 Sparrow Hill Coleford Gloucestershire GL16 8AT	Erection of a detached dwelling with associated works	<p>Objection</p> <ol style="list-style-type: none"> 1. Overlooking: see condition 1 of Appeal decision: issues of overlooking have been addressed by positioning on two sides, but not the other two. To the west, one first floor window overlooks the garden of Amwood House. To the east from a 4m higher level 4 windows from this property overlook into the cottage at 42, and its outside space alongside and uphill. The cottage fronts directly onto the narrow road noted by the Inspector. There is no footway. Privacy and light will be affected. 2. Vehicle turning and parking see Condition 7: full vehicular parking and turning within the site is not met, parking is, but not turning in the narrow road by the junction. Headlights shining into neighbouring property. 3. Mining and stability: see investigation report and the Coal Authority required conditions which need to be applied and work completed before development takes place. This should be independently inspected. 4. Construction method statement: needs to take the above into account given major groundworks outlined See condition 4. Vehicle sizes, lack of pavement, narrow road and cottages positioned in terms of angle of approach and lack of footpath. Wheel washing is not included, and problem of existing on street parking. 5. Drainage Officer needs to be informed of Coal Authority requirements and stabilisation report to see if drainage affected by compaction techniques. 6. Comment from Severn Trent is not admissible for sewerage. This should be requested from Welsh Water, the relevant authority.