



Coleford Town Council

**Planning Committee
11 - 12.30pm
Tuesday 28 September 2021
Council Chamber
Minutes**

**Attendees: Cllrs M Cox, M Beard, S Cox, Drury, Elsmore and Beard Kyne
Cllr. Getgood (in an observing capacity)**

1. All members were present
2. There were no declarations of interest
3. There were no dispensations requested.
4. The minutes of 14 September August 21 were unanimously approved, with minor typo, regarding end time and correction to Peter Siret's name.

Cllr M Cox signed a copy of the minutes as a true record.

5. Matters arising from the minutes of 14 September 2021

Re: Item 10: re: Climate Action, Cllr. M Cox stated that a response to Chris McFarling had been prepared by the Town Council's Environment Committee, and had been presented to Full Council, for consideration that night.

6. There were no members of the public present, however

Cllr. M Cox read out questions and comments from Mr Walt Williams as requested by email in advance **re: Lidl:**

1. Has there been any further correspondence with Lidl since it was agreed to allow the maintenance period to conclude in July before reassessing the situation. Specifically, has there been any agreement with them on what works will be done and what, on the list provided to them, are being refused.
2. Has there been any indication (depending upon what has been requested) that FODDC Enforcement will take action. I assume that they have been sent copies of the access discrepancies lists, as per Lidl and the Approved Inspector.
3. Rear Access. The inner handrail to the lower steps has been repaired and appears compliant (though no dimensions have been checked).(NB on Wed 29/9/21 Cllrs found the one handrail had been removed from the wall leaving screws etc poking out).
4. Rear Access. The outer handrail lower loose section to the upper steps has been replaced with a horizontal portion which does not comply with the Building Regs required design of a sloped handrail which matches the chord (slope) of the steps at a constant height (1.37.a). What has been provided will confuse those with poor sight and requires a significant break in support to change to/from a non standard design of non compliant height. No dimensions have been checked. While the 'Key Clamps' system can accommodate joints, there is no reason why this could not be a one piece handrail as per the inner rail.
5. Lords Hill Ramp. The ramp remains unaltered with a lack of hand-railing at top and bottom (1.26.l), a lack of cross-hatch demarcation to bend and top (1.26.f), and poor/non existent signage (1.26.a) as the main points of easy compliance.
6. There is still a temporary barrier to the Pyart Court crossing area.

MC noted: hence accessibility is still problematic for those with some disabilities.

Note: Cllr. M Cox then took discussion on this item under Item 8: Review of tracker

7. To consider the following applications:



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Reference	Address	Proposal
P1567/21/FUL	Oak Cottage 2 Scowles Road Coleford, Gloucestershire GL16 8QS	First floor and side extension to the existing double garage to create an annexe
Comment:	The location for this application is contrary to NDP Policy CNE2 Green Ring. There is no explanation regarding usage (whether recreation/tourism or not). We support the Sustainability Officer's comments requiring more ecological information, in terms of bio-diversity.	

8. To update and review tracker with actions/responses: tracker doc to follow

Cllr. M Cox summarised key actions, and the Tracker was reviewed, with comments noted, as follows:

- **Lidl:**

The Town Clerk reported no further response re: letter that had been sent to FoDDC Enforcement, nor further response from Lidl. The Town Clerk was asked to chase a response, also to ensure that they were in full receipt of Mr Walt Williams correspondence.

Following discussion re lack of response, and noting that Mr Williams would be sent a copy of these minutes, the following was agreed unanimously:

- a. The Town Council seek to further engage locally, with the Lidl Store manager, to see what can still be addressed, and to draw comparison with other local Lidl sites (e.g. Cinderford, and Monmouth). Clerk to invite Manager to a meeting.
- b. Cllr. Getgood suggested, and it was agreed, that evidence from people with sight problems could be useful. This was to be investigated through a local organisation.
- c. Discussion re the Building Inspector who has given the completion certificate, and the process of contacting the Inspectorate resulted in the feeling that it was unlikely to bring further outcome.

- **Pre application Developments:**

Cllr. M Cox reported that there had been no further contact with a developer, pre-planning stage, and Clerk to enquire re timescales.

11.59am Cllr. Getgood left the meeting

- **Planning and Infrastructure update**

- d. Cllr. M Cox had tried to contact S Park-Davies at Western Power re electric charging and capacity, but not yet succeeded.
- e. **Forest of Dean Active Travel Strategy Group** Cllr. M Cox reported that there was a meeting on 5 October, 2pm. Clerk to reply to Alastair Chapman by 30 Sept that CTC would attend. Cllrs Elsmore and Cox. This relates to the



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Local Cycling & Walking Infrastructure Plans (LCWIPS) as discussed in Regen with Sustrans.

- f. **Water:** Peter Siret and Joe Baker will come back to Council with dates to meet with Council to discuss analysis of the CCTV findings and the capital scheme to address problems. Also PS and Dewi Griffiths/M Lord of Dwr Cymru were now in touch re working together. Still no named contact with Severn Trent.
 - g. **Highways.** Town Clerk informed Committee that CAM as County Councillor was also talking to them and B Watkins, Stuart Budd of Highways met recently in Coleford. Also BW had sent some information re report re cycle paths, but that report is still not received (potential £2m pricing).
- **New Health Centre**
 - h. Cllr. M Cox reported that GCC Highways had registered their comment on the current application with their concerns, re: access and public transport.
 - i. It was also noted that Lydbrook Parish Council had registered their support re: CTC's position, and the Town Clerk was asked to acknowledge, thanking them, and we would be in touch further.
 - j. Cllr. Elsmore updated on PPG process at the Health Centre.
 - k. Was agreed to both Practices, and ask for a meeting.
 - **Section 106**
 - l. Cllr. M Cox updated councillors with the response from R Hone on behalf of FoDDC re Section 106 position and Lower Lane. It was unanimously agreed that the Town Clerk respond with the following further queries:
 1. How can decisions re the use of this money be made, without reference to this Town Council, given all the dwellings are being built in Coleford?
 2. How is the calculation made? Where does the "£2,961 x composition of development" come from?
 3. Is the development within the Parish of Coleford?
 4. If not within this Parish, in which other parishes?
 5. What will this parish gain in benefit, if this project is not within Coleford?

Cllr, M Cox also stated that she would investigate re: number of occupants on site to assess whether the threshold of 20 had now occurred.

9. To note FoDDC Environmental Strategy and CTC response

Cllr. M Cox referenced, and Members noted, the draft response, prepared by Environment Committee, and to be considered by Full Council tonight (28 Sept 21).

10. To feedback on Planning Infrastructure (see above)

11. To note recent planning decisions

Recent decision was noted.

Meeting ended: 12:10pm