



Coleford Town Council

Planning Committee
11am -12.30pm Tuesday
29 June 2021
Council Chamber
Minutes

1. Present: CT Elsmore; S Cox; M Cox
2. Apologies: Roger, Matt, Patrick (C Haine)
3. To declare interest on items on the agenda: none
4. To allow dispensations requests: none
5. To approve the minutes of 8 June 2021: proposed CTE, seconded SC. MC signed
6. To raise matters from the minutes of 8 June 2021: no response from Lidl to date
7. To take comments from the public forum: no public attended
8. To consider the following applications:

P1076/21/FUL	Forest House Hotel, Cinderhill Coleford GL16 8HQ	Erection of an outbuilding, installation of electric car charging points, infilling doorway, replacement of the fitted kitchen, and removal of drinks bar.
SUPPORT (CTC4) with mitigation: clarify removal of safety partition as stated in text but not shown as removed on drawing. TPO 63 must be retained and not damaged by garden room.		

P1077/21/LBC	Forest House Hotel, Cinderhill Coleford GL16 8HQ	Erection of an outbuilding, installation of electric car charging points, infilling doorway, replacement of the fitted kitchen, and removal of drinks bar.
Considerations		CHE1&2
NO OBJECTION subject to Conservation officer advice to be followed: this is home of David and Robert Mushet. Setting is part of the listing (18C vernacular) and the BBQ/pizza oven design is out of character with the frontage of the building and its setting. NB retention of TPO 63.		

P0996/21/FUL	The Barns Pingry Lane Milkwall Coleford Gloucestershire GL16 8QD	Change of use for existing ancillary building (formerly agricultural use) into Sewing/fabric workrooms. It is intended that this site would be used for commercial client meetings, training facilities, offices, as well as light manufacturing, sewing, and the cutting and storage of fabric.
SUPPORT with mitigation and conditions	It is noted that this is in the Green Ring CNE2. The structure is extant, and parking is being extended. CE2 supports increased local employment. The employment is being increased by 3-5 as in their statement. However, concern is raised: <ul style="list-style-type: none">• Pingry lane and access. Need GCC Highways advice on pedestrian and vehicle access mitigation via condition required limiting vehicle size and providing pedestrian/cyclist safety along narrow lane.• ventilation: H and S requirements for sewing to be checked;• Environment Bat SAC local so any lighting should be bat lighting by LED; parking area to be permeable CNE3• renewable energy options noted, but not confirmed here (opportunity for condition);	



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P01037/21/FUL	Berry Hill Farm The Gorse Coleford Gloucestershire GL16 8QE	Variation of condition 02 (approved plans) of planning permission p0236/19/ful to allow for amendments to the design
NO OBJECTION		
P1030/21/FUL	Glebe House Parkend Walk Coalway Coleford Gloucestershire GL16 7JS	Erection of a two storey side extension.
	Concern re potential reduction of light/privacy, overshadowing of rear residence	
P1071/21/TPO	The Paddocks Coleford Gloucestershire GL16 7PX	T1, T2 and T3 of DFTPO2 Fell to ground level due to advanced ash dieback.
NO OBJECTION	as ash die-back in high risk area. Replacement with field maples is noted (CNE3)	
P0851/21/FUL	Lorelei Palmers Flat Coalway Coleford Gloucestershire GL16 7HU	Erection of a first floor side extension
NO OBJECTION	but rear elevation new window does not match existing as stated	
P1079/21/FUL	24 - 25 Market Place Coleford Gloucestershire GL16 8AE	Erection of a second and third floor to the rear of 24 Market Place to create an additional two-bedroomed flat over two further floors. (revised scheme)
NO OBJECTION	subject to check on overshadowing as in FoDDC Residential Design Guide still needs testing as measurements not evident. NB as the culvert within 10m of this building has flooding problems, contact GCC Flood Authority for comment.	
P0908/21/FUL	9 Prospect Close Coleford Gloucestershire GL16 8DB	Erection of a single storey rear extension and erection of a single storey side extension to enlarge existing garage and utility room. Alteration to existing access and associated parking (part retrospective) (revised scheme).
CONCERN:	unclear details on drawings:the new position of the side extension compared to plot boundary is not shown;driveway should be permeable, not tarmac	
P1026/21/PIP	Rosecroft 12 Forest Road Milkwall Coleford Gloucestershire GL16 7LB	Permission in principle for the erection of 4 dwellings together with garages and associated works. Demolition of existing bungalow and outbuildings.
OBJECTION	<ul style="list-style-type: none"> the scale of the development is too great, especially to rear giving precedent in an area of semi-rural character Loss of habitat in large garden. generating much more traffic along Forest Road which already has parking and traffic issues, and difficult exits into Station Rd &, Edenwall Rd. We note GCC Highways comments so far are mainly related to onsite road. 	

9. Update on forthcoming planning/ infrastructure meeting

To ask for written statements in reminder on invitation; NB check CH has invited Carole, Terry, Ian W; GCC Highways Dept; MH

To arrange zoom technology in Hall if necessary (Dwr Cymru)



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10. Section 106 recommendations to FoDDC

- **P0812/21/FUL Tuffhorn**, should that be granted, we would look for £(ask BW again) toward cycleway Crucible close link or bus shelter;
- **P0635/19/OUT North Rd Broadwell**, should that be granted we would look for: better infrastructure to assist children to get to school safely eg crossing at Broadwell Bridge; improved foot & cycleway from N Road into Baynhams Walk/Woodville Ave (needs £)

SC moved 15 mins extension

11. To present report on character of Angel Vale, Thurstan's Rise and to note feedback training meeting 10.30am July 1 online with FoDDC, Place Studio. Thanks to new councillors. Recommended that this be included in review of NDP, also that a synopsis version of Appendix A be prepared for use.

12. Update on planning enforcement, Whitecliff Quarry CTE is researching dates, to check whether enforcement acted quickly enough ie before ten years ran out.

13. Report on Lawdley Rd tree works and next potential application. Thanks to M Harris for good work done on ground. Local residents happy and understanding of such need.
Recommendation: investigate with MH need for another TPO to be felled as indicated; has had works done recently, why not recognised; check all ashes on tree audit.

14. Recent planning decisions were noted. Scowles are significant part of landscape character so further devt must not affect....

Meeting ended 12.45.