



Coleford Town Council

**Planning Committee
11 January 2022
11.00 - 12.30pm Tuesday
Council Chamber
Minutes**

Attendees; Cllrs. M Cox, S Cox, Elsmore, & Kyne,

1. Apologies were received from Cllrs. Beard & Drury
2. There were no declarations of interest regarding items on the agenda
3. There were no new dispensation requests
4. The minutes of the Planning Committee of 14 December 2021 were unanimously agreed

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

5. To raise matters from the minutes of 14 December 2021

Page 1, Para 7: P1734/21/FUL

Cllr. M Cox emphasised that the comments made re: new Community Hospital, in Cinderford, were submitted as a considered set of comments: ~~in~~ Coleford Town Council is not a formal consultee for that area.

Page 2, Para 8a: Feedback following meeting with Peter Williams, FoDDC.

Cllr. M Cox stated that there was need to clarify FoDDC position and timescales re: Mushet extension of cycle path / footpath, in light of funding deadline of 31/3/22 for Welcome Back monies included in this project. Cllr. M Cox would email, Jasmine McWilliams, Alastair Campbell and Louise John, of FoDDC to follow up.

It was also noted that this might be discussed at the FoDDC Active Travel Strategy meeting later today (11 Jan 22).

Page 2, Para 8a: Enforcement

It was noted that enforcement action isn't being taken re: Whitecliff Quarry. Following notification from FoDDC Enforcement, Lidl had responded to them to say that landscaping action was to be addressed second week in January. This was noted, as now due.

Page 3, Para 8d: Local Plan

No dates sent to Clerk as yet, and to be kept in view.

6. There were no members of the public present

It was noted that Mr Walt Williams was still seeking clarification on a number of issues, and for Cllr. M Cox to speak with Clerk, so that he can respond fully.



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7. To consider the following applications:

Reference	Address	Proposal
P2062/21/FUL	Forest Grove (Also Known As Land North Of A4136) Lower Lane Berry Hill Gloucestershire	Erection of 23 no. homes with landscaping, drainage and associated works
Comments:	<p>This Application is noted, and the following comments to be considered in mitigation:</p> <ol style="list-style-type: none">1. Drainage and flood risk: We note the Dŵr Cymru Welsh Water letters of 8 Nov.2019 and 31 October 2019 included in the flood risk report which refers to capacity for 206 houses, but also the 50/50 split between the two routes, east and west. In light of these additional properties, further clarification, should be sought regarding the total number of dwellings draining in each direction. The impact on infrastructure draining into the Coleford bowl was noted by Dwr Cymru originally, and the split appears to be more 70% Mile End, 30% Sunny Bank routes, which might have implications for the flood risk lower down and for future development. Comments from Dwr Cymru. the Drainage Officer, and GCC as Flood Authority on this, must clarify the specific sewage route capacity. Also, is the remaining surface water capacity on site and in infrastructure sufficient, given the impact from the additional properties, and increasingly frequent and intense rain episodes?2. Charging Points: This Council supports FoDDC's position regarding electric charging points supplied in all properties, and notes the comments at Para 6.60 in Planning and Affordable Housing Statement which only relates to the infrastructure.3. Play Equipment In light of the additional number of residents, additional play equipment should be installed to meet this additional need4. Refuse Collection Access Positions of refuse bins are not all clearly marked, and -distances from there to collection points must adhere to recommended requirements5. Cycle / Footpaths: Section 106 The FoDDC Active Travel Strategy includes a Christchurch cycle / footpath route, and this Town Council are legitimately looking for a contribution towards this project.6. Active Travel Plan The Travel Plan needs to specify how it will manage changes over time both from increased demand, and to accommodate changes in bus routes over time.7. It is also noted that there is no provision for visitors' parking.	



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P1988/21/FUL	Land Previously Occupied By Rosecroft Forest Road Milkwall Coleford GL16 7LB	Construction of 4No dwellings with associated external private amenity space, garages, parking and hard and soft landscaping.
Objection:	<ol style="list-style-type: none"> 1. The scale and character of 4 dwellings is not appropriate for a semi-rural site. We agree with Planning Policy comment that 2 dwellings fronting onto Forest Rd would be appropriate. There is a danger of precedent for other plots in this street, and character being completely changed, with loss of habitat in large garden. 2. (The application is contradictory from the first paragraph which states plots 3 and 4 are two-bedroomed, but in the drawings they are three-bedroomed). 3. GCC Highways made earlier comments regarding road on site, but the nature of Forest Road, ninety-degree turnings at Edenwall Rd, Tufthorn Ave and Station Rd preclude this increased scale of traffic movements. 4. Clarification is sought, and comment required from Drainage Officer and Water Authorities re: capacity of SUDs and drainage infrastructure; and whether sewage provision is adequate, in both sewers, and any pumping/ additional works to old sewer is necessary 	

8. To note recent planning decisions

Cllr. M Cox raised a query regarding the decision posted on FoDDC Portal re: P0479/21/COU Rose Day Nursery, in which FoDDC states it had been sent to Coleford Town Council in April and has been listed that no comment from CTC had been received. CTC has no record of this being received in the office, so it was not considered. The Town Clerk to raise enquiry in his Planning comments response. The letter advising CTC that P2062/21/FUL Lower Lane comments were due by 13 Jan was received with the application on 7 Jan, the day after the agenda for this meeting had to be sent out. However it had been noted on the Portal, so we included.

Other Decisions were noted.

9. To update and review tracker with actions/responses, as attached, including

a. Lidl: response enforcement, outstanding matters

Cllr. M Cox updated, see matters arising

b. Meeting arrangements FoDDC Local Plan

Cllr. M Cox updated, under matters arising

c. Section 106 update

The Five Acres Development, Facebook 'Live' Forum with Peter Williams, on 26 January was noted. Feedback from Peter Williams that no Board membership for Coleford was noted.

d. Trees, TPOs and replacements as needed

Cllr. M Cox asked the Town Clerk to pursue Trunk Arb re: TPO applications for the two ash trees at Lawdley Rd to be submitted, on outstanding activity

10. To consider CNDP

e. review profile

f. possible schedule

g. group membership/terms of reference

h. FoDDC Local Plan links

i. workshop with other reviewing councils in Forest



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Cllr. M Cox asked the Town Clerk to circulate SLCC articles re NDP Review, for consideration, and draft document on above to be considered at next Planning Committee meeting.

It was proposed, and unanimously agreed to take this meeting into ‘Committee’ (for ‘commercially sensitive’ reasons.

To consider pre-application enquiries

11. Cllr M Cox updated on a number of issues, relating to this and matters arising **Page 2, Para 8b**, for Council to potentially consider further, and more widely.

In light of increased discussions, linked to pre-applications, etc. Cllr. Kyne raised the timings of Planning Committee meetings and, after some discussion, it was proposed, and unanimously agreed that:

Recommendation:

Planning Committee meetings should convene at 10.30am-12.30pm

Meeting closed: 12.25pm