



Coleford Town Council

**Planning Committee
Tuesday 25 May 2021
5.45 pm - 6.55 pm
The Baptist Church
Minutes**

Attendees: Cllrs M Cox, M Beard, S Cox, R Drury, C Elsmore, P Kyne and N Penny

Mr Walt Williams

1. There were no apologies
2. There were no declarations of interest.
3. There were no dispensation requests.
4. **To approve the minutes of 6 May 2021**
The minutes of 6 May 21 were unanimously approved

Cllr. M Cox signed the minutes

5. **To raise matters from the minutes of 6 May 2021**

Item 8 re: Planning Enforcement Update:

Cllr, M Cox updated, stating that further clarification had been received from FoDDC. Re: NISA application, this is for consideration on this agenda.

Item 11 re: Large Development Sites and NDP Allocation

Cllr. M Cox updated, stating that she had received a response from Nigel Gibbons, FoDDC, and this had clarified protocols re: engagement, with large developers, and the pre-application stages of Planning Applications, particularly in respect of NDP. As FoDDC, and other relevant agencies, may meet with developers, when we are not present, it was agreed that we would meet with them, to explain the details of our concerns, on these large sites. Assistant Clerk to contact Nigel Gibbons,, Clive Reynolds, and GCC Flood Authority, to arrange a meeting at their earliest opportunity.

6. **To take comments from the public forum.**

Mr Walt Williams, stated that he agreed re: Item 11 and, re: Lidl, was still keen to pursue outstanding matters, and would be submitting some more evidence, and paperwork in respect of these issues.

7. To consider the following applications:

Reference	Address	Proposal
P0812/21/FUL	Former 59 Tufthorn Avenue (Sonoco Industrial Packaging) Coleford Glos GL16 8PP	Erection of 23 dwellings and associated works
Comment OBJECTION	Any new development here is a new application, and thus Section 106 needs to be considered afresh, however as presented we cannot support this application. .This new application is on part of a site which was allocated for mixed use."CE2 supports the retention and the improvement of the economic well-being of the neighbourhood area"	



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P0050/21/DISCON	Former 59 Tuffthorn Avenue (Sonoco Industrial Packaging) Coleford Glos GL16 8PP	Discharge of conditions 10 (noise levels) and 11 (noise survey) relating to planning permission P0912/16/OUT
Comment: NO DISCHARGE OF CONDITION	The acoustic fence is not yet in place, and construction is still continuing. We do not accept night-time measurements as equivalents given that the adjoining industrial sites are two shift concerns, and do not work at night.	
P0768/21/FUL	10 - 10A High Street Coleford Gloucestershire GL16 8HF	Erection of a single storey rear extension
Comment SUPPORT	CTC4 states "proposals for new retail and service facilities which enhance the vitality and viability of the existing town centre of Coleford in Map 3 will be supported". This is in the Conservation Area, and listed so see P0893/21/LBC for further comment.	
P0893/21/LBC	10 - 10A High Street Coleford Gloucestershire GL16 8HF	Listed building consent erection of a single storey rear extension
Comment SUPPORT	In Appendix A Character Assessment, this is part of a key streetscape in CA and listed. The alterations are to the rear, and not seen from the street, however this is a key building and construction methods/materials must be in accord with Conservation Officer recommendations. This will concur with CHE1 "protecting and enhancing local character".	
P0820/21/AG	Woodlands (also Known As Land At The Scowles) Scowles Coleford Gloucestershire GL16 8QT	Prior notification for the erection of an agricultural shed for the storage of tools.
Comment OBJECTION	This area is within the Green Ring CNE2. CNE3 Green Infrastructure and CHE1 also apply. We note this could well be environmentally sensitive woodland, and has scowles within the boundaries of the plot. Whilst there may be scope for agricultural benefit, the location and size (especially height) of the shed is not justified as there is a current lack of any access for vehicles. The comment regarding permission re potential use for camping ground is also concerning.	
P0779/21/FUL	Eskimarket 71A Coalway Road Coalway Coleford Gloucestershire GL16 7HL	Change of use of storage rooms to residential (HMO) House of Multiple Occupation (part retrospective).
Comment OBJECTION	This retrospective application has been submitted following planning enforcement action when the retail windows on the Coalway Rd/New Road corner were altered without appropriate permissions. Appendix A Character Assessment shows this key building with its distinctive character, and rectilinear sash windows, dressed Forest stone. The loss of shop space counters CE2 and the expansion into a house of multiple occupancy by adding 2 further bedrooms with no concomitant additional facilities is not acceptable housing.	
P0824/21/TPO	Land adjoining 67 Lawdley Rd	2 large ash trees DFTPO170(G1)
Comment	No comment – CTC application.	



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8. To update on Lidl access

Cllr. Cox summarised, following conversations with FoDDC, 2 of the 3 certificates of completion, have now been received (inc. the external access, etc.).

Cllr. Penny further updated Lidl's input, where it was confirmed that they wanted to see high quality works, as is the case on other Lidl sites.

It was agreed that CTC would await further information from Mr Williams, and to continue to send photos re: site status. This item to be considered each month, as a standing agenda item.

9. To consider planning enforcement

As previously discussed, the planting has not been completed on the Lidl site, and is noted as potential for further enforcement. Photos to be sent

10. To establish a pre-application procedure

The draft procedure was agreed with the addition of an introductory paragraph, and will be finalised at the next Planning Committee meeting.

11. To use Place Studio tools to define distinctive character.

The tools are awaited and the time schedule has been extended.

12. To note recent planning decisions

Cllr. M Cox reported that Sylvan Close had been given consent. In the Officer's report, mention was made re: problems of light, and small size of plot, but despite our objections, permission was given.

Meeting ended: 6.55pm