**Planning Committee**

 **Tuesday 27 June 2023**

 **10.30am - 12.30pm**

 **Council Chamber**

 **Minutes**

**Present:**

**Cllr M Cox (Chair), Cllr P Kyne, Cllr S Cox, Cllr C Elsmore,**

**Cllr R Drury, Cllr M Beard**

1. **To note apologies**
2. **To declare interest on items on the agenda**

Possibly interest from Cllr M Cox and S Cox, relating to Tracker item surrounding land for sale near Bells Golf Course

1. **To allow dispensation requests**

Dispensations received from both Cllr M Cox and Cllr S Cox

1. **To approve the minutes of the Planning Committee:** **30 May 2023**

Cllr C Elsmore proposed that the minutes were a true and accurate record

Cllr S Cox seconded, Cllr M Cox approved and signed the minutes

1. **To raise matters from the minutes of 30 May 2023**

Re. 6 Bowens Road, P0682/23/FUL, GCC Highways standing by decision. A map has been added to the Portal, on the 14th of June, by GCC Highways. However, the location of site is not on the map. Is the decision of GCC Highways, based on the location in the map, or is this an error?

1. **To take comments from the Public Forum**

No public in attendance

1. **To consider the following applications:**

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| **Reference** | **Address** | **Proposal** |

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| P0746/23/PIP | 29 Coombs Road Coleford Gloucestershire GL16 8AY   | Permission in principle for the erection of a detached dwelling. |
| We cannot support Stage 1 PIP without the following information: The number of bedrooms in the existing dwelling and number of bedrooms in the new dwelling, which will dictate the number of car parking spaces needed and thus affect access issues. The proposed new dwelling is forward of the existing building line. If it was moved back to match the building line, the rear amenity  area would be less than 100 sqm, which would be insufficient. The general size of plot in this area is large, with both front and rear gardens which are part of the distinctive character, described in Appendix A, Character Assessment, pp 25 - 26 of the NDP   |
| P0596/23/FUL | Aeron  Gorsty Knoll Milkwall Gloucestershire GL16 7LR | Demolition of existing dwelling and erection of replacement dwelling and garage with associated works. |
| We do not object to the demolition of the original bungalow as its replacement of dwelling is on the same footprint. However, given the character of Gorsty Knoll (Green Ring 3) NDP Appendix A, Character Assessment, pp 97 - 102 usually we would not allow such development: the balance between development and ecology is critical.The importance of biodiversity enhancement is emphasised here as Gorsty has a natural conservation area. There is a need for appropriate lighting, especially to the rear and side where the folding doors are, and the Juliette balcony above, because of Bats. We note the objection by the neighbour of overshadowing and loss of sunlight due to the height of the two storey garage. This could be either lowered in height or its position changed. Given the industrial heritage of this area relating to both Coal and quarrying, the Report from Coal authority must be to officer satisfaction.  |

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| DF1222 P0080/22/DISCON | Forest Grove (Also Known As Land North Of A4136) Lower Lane Berry Hill | Discharge of Condition 3 (Highway Layout/Parking), Condition 12 (Play equipment), Condition 13 (Ecological Management) and Condition 14 (Biodiversity Enhancement) relating to P2062/21/FUL |
| Conditions 3, 13, 14, may be discharged subject to inspections to check correct actions. Condition 12, the extra equipment is very limited and does not encourage imiginative play.  |

1. **To note recent planning and Appeal decisions and comment as necessary:**

 Appeal Ref: APP/P1615/W/22/3296764 Land to the east of Harpers Close – Cllr M Cox discussed the Inspectors report with other Councillors

1. **To update tracker and consider specific actions/recommendations**

Tracker was fully updated.

To note, Cllr M Beard stated a pecuniary interest relating to land for sale near Bells Golf Course.

Suggestion from Cllr P Kyne, around Site visits and whether it would be worth CTC Planning Committee to attend visits. Cllr P Kyne, offered to take photos of the sites, for others to see. To trial this for July.

1. **To assess recent information relevant to Coleford NDP and make any recommendations, including re Review**

No updates.

**Meeting End 12:30pm.**