**Planning Committee**

 **Tuesday 15 August 2023**

 **10.30am - 12.30pm**

 **Council Chamber**

 **Minutes**

**Present:**

Cllrs M Cox (Chair), R Drury, H Lusty, C Elsmore, S Cox, K Robbins

Member of public: David Mills, of David Mills Planning Services (on behalf of Gary Thorne of 15 Gloucester Road).

1. **To note apologies:** Cllrs P Kyne and M Beard
2. **To declare interest on items on the agenda:** No interests declared
3. **To allow dispensation requests:** No dispensation requests received
4. **To approve the minutes of the Planning Committee:** **25 July 2023**

Cllr C Elsmore proposed the minutes to be a true and accurate account,

Cllr P Kyne seconded, Cllr M Cox signed a copy of the minutes

1. **To raise matters from the minutes of 27 June 2023**
2. P2100/21/FUL Ellwood Road - Sustainability Assessment has now been provided, but no comment has been made by FoDDC Planning as to whether it is sufficient.
3. P0531/23/FUL Foxglove Cottage – Cllr M Cox received a telephone call, requesting further information on our comments.
4. P0682/23/FUL Land at 6-8 Bowens Hill Road – Traffic figures presented. Requested Gloucestershire County Council Highways to do survey work during school time, and that FoDDC allows extension of time if required to do this.
5. **To take comments from the Public Forum**

David Mills, of David Mills Planning Services, spoke on behalf of Mr Gary Thorne, of No. 15 Gloucester Road, relating to previously granted planning application P112/12/22/FUL No. 17 Gloucester Road.

Summary: Condition 2 of planning application P112/12/22/FUL, has not been fulfilled and other conditions have not yet been applied.

David Mills has been in touch with the Planning Officer, this is now enforcement issue: EN/0181/23.

Various other incidents of anti-social behaviour and disturbances have been recorded and were read out.

No specific requests from Mr Mills / Mr Thorne were made to CTC planning committee.

Cllr M Cox brought Item 9. Tracker, forward in order to discuss.

* CTC to write to FODDC Housing, requesting information on what the current accommodation license is in place for the property if any
* In terms of anti-social behaviour, this will be reported to Council. Cllr M Cox attending an anti-social behaviour meeting with the Police.
* **Proposal:** That we write a letter to Enforcement, reinforcing our objection and concerns and insist on the conditions being adhered to.

**Unanimously agreed.**

**Suspended rest of Item 9. Tracker, until later in meeting.**

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

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| **Reference** | **Address** | **Proposal** |
| **P0076/23/DISCON** | Pingry Business Park Pingry Lane Milkwall GL16 8QD | Discharge of Conditions 6 (EV charge points), 7 (cycle storage) and 10 (external lighting scheme) relating to planning permission P0339/23/FUL. |
| **Can discharge Condition 6, providing the work is done according to the drawings provided and the sustainability officer being satisfied.** |
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| P0075/23/DISCON  | Land Parcel To North Of Pingry Business Park Pingry Lane Milkwall GL16 8QD | Discharge of Conditions 8 (landscaping scheme), 9 (tree protection scheme), 11 (biodiversity enhancements), 12 (construction ecological management plan) and 14 (surface water drainage scheme) relating to planning permission P0339/23/FUL |
| **Conditions 9 + 11: We support the officers comments, i.e the request for additional information on tree species and wildflower seeds (This could also affect Condition 8)****Condition 14: We support the comments and guidance of the drainage officer.** |

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| **P0074/23/DISCON** | Forest Grove (Also Known As Land North Of A4136) Lower Lane Berry Hill Glos | Discharge of Condition 7 (signed statement or declaration regarding coal mining risks) relating to planning permission P2062/21/FUL |
| **Condition 7: Subject to the satisfaction of the officers re. report, we agree to discharge.** |

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| **P0919/23/FUL** | The Hollies 4B Bowens Hill Road Coleford GL16 8DL | Erection of a single storey rear extension with associated works. |
| **Amenity Space: It appears that only approx. 70 – 80sqm of space is remaining at the rear, which is insufficient for the property, in which case we object.** **Mitigation may also be needed for any outside lighting, given the amount of windows on the rear wall and likelihood of bats in the vicinity.** |

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| **P0978/23/FUL** | 29 Coombs Road Coleford GL16 8AY | Erection of two storey side extension, front porch and internal alterations to existing property as well as small zone of dropped kerb leading to parking area  |
| **Objection** **Amenity space: For this standalone application it is greater than 100sqm as long as the whole plot as shown is included in the development, as per the location/block plan included.** **However should approved PIP application P0746/23/PIP be enacted then this application would be objected to as the amenity space would be less than 100sqm.****Nearness to boundary: Side extension cannot go to edge of boundary as shown, it must be at least 2m from it. As shown, within 2m, it could not be 2 storey as the height of the eaves cannot exceed 3m.** **We note the position of the porch extension, is this in front of the original wall, if so, we object.****There is an existing dropped curb at the rear to the property, changing this would be unnecessary. It would also compromise visibility around the bend if a new dropped kerb indicated use of new parking to the front.****There is a real danger of over development of the whole plot, with 2 coincident applications.**  |

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| **P0064/23/DISCON** | Oakdene Gorsty Knoll Milkwall Coleford L16 7 | Discharge of Condition 7 (Biodiversity Enhancement Scheme), Condition 8 (Land Contamination Assessment) and Condition 9 (Contamination Completion Report) relating to planning permission P1525/20/FUL. |
| **Condition 7: Discharge****Condition 8: We note the land has high levels of Radon contamination.****Condition 9: The required ground gas / Radon rectification works appear not to have been done, so no discharge.** |

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| **P0971/23/FUL** | Little Millend Mill End Clearwell Gloucestershire GL16 8NF | Removal of condition b (holiday let) from DF11273 to remove holiday let aspect. |
| **This application is within Newland Parish boundary. Application to be sent to Newland Parish Council and FODDC Planning, stating that it may have been sent to Coleford Town Council, in error.**  |

1. **To note recent planning and Appeal decisions and comment as necessary:**
2. Regarding planning application P1003/22/FUL Land East Of Perrygrove Road, Cllr M Cox spoke at the site and planning meeting, where the decision was refused, on the basis that the plans were not presented in the right place, and the restaurants should have been within the Town Centre. This may or may not go to appeal.
3. APP/P1615/W/23/3317402 - P1305/22/FUL - 4 Wood Road – Appeal dismissed
4. **To update tracker and consider specific actions/recommendations**

Tracker updates discussed – to be updated for next planning committee meeting

1. **12. To consider timing and prep for any NDP Review and make any recommendations**
	1. There is a limited amount of time left to obtain a grant, if we did want to work with Wyldwood Arts. This is not something we can effect at the moment. However when reviewing our NDP, to notify Wyldwood that we will keep in touch, with regards to looking at a creative approach and how we work with our own community.
	2. UWE Group, Look into working together with UKSPF. Could talk to Chris Jones and work together.

**Meeting end: 12:30**

**Defer items 10 and 11 to next meeting (likely to be 29th August).**