



Coleford Town Council

Planning Committee Tuesday 31 July 2018 Minutes

**Attendees: Cllrs C Elsmore, E Elsmore, Thompson & Cox
Mr P Williams FoDDC also attended**

1. Apologies were noted from Cllrs Allaway Martin & Lusty
2. Cllrs C & E Elsmore declared a personal interest in item 8 P1008/18/OUT
3. There were no dispensations requests
4. The minutes of 10 July 2018 were approved
5. There were no matters from the minutes of 10 July 2018
6. The recent planning decisions were noted
7. To discuss the planning matters with Mr P Williams Forest of Dean District Council.
Mr Williams fed back on the areas requested
Conservation Area Enforcement - the FoDDC does not have an explicit policy but does have an enforcement plan which can be accessed on www.fdean.gov.uk/residents/planning-building/planning-enforcement.
The highest priority goes to listed building and TPOs on trees. They do not have a proactive policy but rely on reports for the community.
Committee raised concerns about some of the less well kept premises in the town centre. PW confirmed there were actions that could be taken but they are limitations. 215 notices could be served to deal with appearance but with properties under construction where work had commenced no action could be taken. He stressed that such notices were a last resort
Lower Lane Development – This has been approved by the Secretary of State. FoDDC launched a legal challenge but have been refused permission to pursue so this is now with their barristers to consider the next step. There could be financial implications of pursuing this but the FoDDC are very unhappy with the permission granted. The impingement on the green ring was raised. As the Inspector would not allow the section of the Green Ring this covers to revert if the challenge is pursued and succeeds, the only way to replace it in that instance would be to review the Plan the relevant policies, with consultation. This would need to be considered.
Planning Permissions Validity – Planning permission remain valid for 3 years if works do not commence. Once commenced planning permissions remain valid indefinitely. They can be challenged if they are commenced without meeting planning conditions. Although this is open to appeal.
Pre application process - This only occurs with major applications ie 10 + housing developments and 1000 sq. metre commercial developments. The Town Council will be consulted on this and are able to provide a list of head of terms relating to the impact that the development will have on the community. S106 monies is predominantly for the delivery of affordable housing but can be paid for the impact on the infrastructure needed to mitigate the impact on the community
Whitecliff Quarry – The FoDDC are currently looking into the activity at the site to ensure that all the necessary permissions are in place. Concern was raised over the marked increase in both size and number of lorries using the site daily.



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8. To make comment on the following applications:

Reference	Address	Proposal;	Comments
P0948/18/FUL	17 Woodgate Road Mile End, Coleford Glos. GL16 7QE	Variation of condition 02 (approve plans) to allow for changes to the fenestration and roof	Objection Grave concern re the bedroom balcony and patio doors. The design is out of character with the building
FoDDC Adoption Statement	High Street Coleford Glos GL16 8HG	Forest of Dean District Allocation Plans (2006 - 2026) Adopted June 2018	Accept
FoDDC	Licensing Act 2003:: New Road, Coleford Glos , GL16 7JD	Application for a Variation of Premises Licence	Objection The sale of alcohol is not acceptable and will exacerbate the existing parking problems
P1040/18/FUL	29 Woodville Avenue, Mile End Coleford Glos GL16 7DF	Erection a two storey rear extension and a single storey side extension with associated works	No Objection
P1008/18/OUT	The Slopes Bakers Hill Coleford Glos	Glos Outline Application for the erection of 4 detached dwellings with ancillary works (All matters reserved)	Objection It is known that no access was granted to this property in 2008. No access right exists. The plot is over crowded and the design is out of character with the area. Policy 7 in the Coleford NDP means that this application could potentially impinge on the Bakers Hill Green space