**Planning Committee**

**Tuesday 14th March 2023**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

**Attendees: Cllrs. M Cox, S Cox, P Kyne, R Drury, C Elsmore, H Lusty**

1. **To note apologies Cllr M Beard**
2. **No declared interests on items on the agenda**
3. **No dispensation requests received**
4. **To approve the minutes of the Planning Committee of** **28 February 2023: Cllr Elsmore proposed a correction to indicate his presence at the meeting of 28 February 2023.**

**Cllr C Elsmore proposed, Cllr S Cox seconded and Cllr M Cox signed the amended minutes**

1. **To raise matters from the minutes of 28 February 2023**

* **Re: Studio Cinema – further considerations have now arisen to be discussed at this meeting**

1. **There were no members of the public present**
2. **To consider the following applications:**

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| **Reference** | **Address** | **Proposal** |
| P0247/23/FUL | Angel Farm Newland Street Coleford Gloucestershire GL16 8NA | Conversion of existing garage into kitchen. |
| No objection | | |

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| **Reference** | **Address** | **Proposal** |
| P0127/23/FUL | Coleford Job Centre 4 Mushet Walk Coleford Gloucestershire GL16 8BQ | Conversion of unit into No. 2 retail units with associated alterations to fenestrations and works. Addition of disabled access ramp |
| Clarification is needed on what is happening on the upper floor and its access for each unit. Please send additional information.  We note the street lamp for Mushet Walk is attached to the building.  We will send further comments after we have reviewed the above information. | | |

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| **Reference** | **Address** | **Proposal** |
| P1105/22/FUL | Poolway Farm Gloucester Road Coleford Gloucestershire GL16 7QA | Proposed development of 90 dwellings with associated access, roads, footways, parking, drainage, open space and landscaping, retention of Poolway Farmhouse and demolition of associated redundant ancillary buildings. |
| Updated comments with regard to revised plans:  **Drainage**  GCC Flood Authority are asked to comment again on these revised plans. Surface water should be contained within SUDS scheme, as the main sewer in this vicinity is combined.  Given that Welsh Water required the sewage from 203 houses at Lower Lane to be split between 2 sewer routes, we are concerned that the cumulative effect on the Gloucester Road to The Spout route could be over capacity for the infrastructure, especially when the routes converge in the Town Centre/ Conservation area. What are the dimensions and quality of the pipe infrastructure that this development is linking into?  **Planning Layout**  The LEAP area is in the wetter area of the site. We need GCC Flood Authority advice that the area will be fit to play on (given other experiences, for example at Thurstan’s Rise, where this had to be moved).  **Road Layout and Traffic**  We note there are no details of the access, roundabout, pedestrian crossings, speed restrictions onto Gloucester Road. This is a key concern, and we would wish to review this information as soon as possible. The width of the access road is noted by GCC Highways in terms of potential issues for pedestrians.  Where estate roads are not to be adopted, but are going to be made to an adoptable standard, what does that status mean? Why might they then not be adopted anyway?  With regard to layout and refuse collection routeways, this needs to be commented upon by GCC Highways, also noting the need for ease of access for emergency vehicles and angle of approach around parked cars. The lack of public transport to the site is underlined. No details are provided regarding cycleways. Pedestrian crossing for residents, especially children going to Five Acres or Coalway schools are missing.  Again we emphasise this is a well used route to the A4136, with many HGVs and increasing volume of traffic, all of which need to be safely addressed.  **Housing**  We note the changes with Block A and recognise these revisions as appropriate. However, the number of affordable housing is still not sufficient to address the 40% FoDDC requirement.  With regard to the house types, we would like to see examples of the bricks cited as they do not appear on online research. The details with regard to the farmhouse are not evident.  **Environmental Revisions**  We note the reports, especially item 4.29, recognising that the plant community shows that the area floods frequently. This relates to LEAP and drainage above. NB GCC Flood Authority.  The international, national, county importance of the different bats is noted and must be fundamental to the mitigating conditions applied. Lighting is a particular concern.  Where the PRS unit has been relocated is Bakers Hill triangle Local Green Space and we would like to see details of restoration of the green in that area.  The addition of details of native species and species which address climatic change are welcome, and the inclusion of the hedge in the wetter area. It appears that the residential plots are bounded by fence/wall – might there not be room for hedges?  The green areas need to include tall trees for shade and some need to be of significant size when planted to give maturity to the green area from the start.  The detail of the maintenance of the landscape trees, hedges, shrubs all needs to be included in the maintenance contract. | | |

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| **Reference** | **Address** | **Proposal** |
| P0305/23/TPO | Angus Buchanan Recreation Ground Victoria Road Coleford Gloucestershire GL16 8DS | Undertake the following work to trees covered by DFTPO 11: G1 and G2 - remove lower branches to a height of approximately 3 metres above ground level. G3 and G4 - remove lower branches to a height of approximately 4 metres above ground level. |
| No objection | | |

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| **Licensing** |  | |
| **Reference** | **Address** | **Proposal** |
| F/23/0008I/PRMV | Studio Cinema, High Street, Coleford, GL16 8HF | Application for variation of premises licence |
| We recognise the additional information regarding training and willingness to conform to regulations, especially fire regulations. However, the limited front of house accommodation gives a pinch point next to the proposed bar just as people are exiting and entering the venue. Can conditions be applied to mitigate against issues in this busy area? | | |

1. **To note recent planning and Appeal decisions**

* Re: 17 Gloucester Road – storage unit – this has been refused.
* All other planning and appeal decisions were approved

1. **To consider and make recommendations re Appeal Hearing APP/P1615/W/22/3303430 FoDDC ref P0812/21/FUL 23 dwellings Tufthorn Ave**

The hearing is on 28th March. Notify FoDDC that Cllr M Cox is attending. The next Planning Committee meeting will be moved to Wednesday 29th March at 10am to accommodate this.

CTC does not want to lose commercial premises. There is a problem with the acoustic fence. With the rate of expansion in the town, we need jobs to increase with it. Check all representations to this application re: Cycleway towards traffic lights, and S106

1. **To update tracker and consider specific actions/recommendations**
   1. **Design code and Conservation Area**

Nigel Gibbons will meet with us. – suggestions of April 11th or 25th – preference for April 11th.

Matthew Green has indicated there is a possible infraction of the reported sign.

* 1. **Local Green Spaces conservation and info for residents/owners**

Check Green Spaces – what activities happen and awareness among people of where Green Spaces are. Build ownership of hedges and Green Spaces. This could be something for the new council to look at in May – have an ‘out and about day’ to look at Green Spaces, and existing councillors to bring awareness.

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

There have been more Census 2021 releases.

The Five Acres community forum is being held on Thursday 16th March at 4pm. Cllrs Drury and Kyne will attend.

The Perrygrove application (P1003/22/FUL) is going to the April FoDDC planning meeting.

We need an update on viability re: Ellwood Road P2100/21/FUL. Have Sustainability Team queries been satisfied?

**Meeting Ended 12:21pm**