**Planning Committee**

**Wednesday 29th March 2023**

**10.00am - 12.00pm**

**Council Chamber**

**Agenda**

1. **To note apologies:** Cllr R Drury (Cllr M Cox and C Elsmore to leave early)
2. **To declare interest on items on the agenda:** None
3. **To allow dispensation requests:** None
4. **To approve the minutes of the Planning Committee:** **14 March 2023**

Proposed Cllr C Elsmore, seconded Cllr H Lusty, agreed and signed by Cllr M Cox

1. **To raise matters from the minutes of 14 March 2023**
2. Re. Mushet Walk / Coleford Job Centre lighting. To go back with the following ‘With the additional information requested, the Town Council wishes to ensure that Mushet Walk is lit safely’.

ii. Poolway Phase 2. When this is announced, to be taken to FC.

1. **To take comments from the Public Forum:** None
2. **To consider the following applications:**

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| --- | --- | --- | --- |
| **Reference** | **Address** | **Proposal** | **Due by** |
| **P0269/23/FUL** | **20 Sparrow Hill Coleford Gloucestershire GL16 8AS** | **Replacement of existing garage/workshop.** | **31 March** |
| No objection, subject to colour of materials being in character with the area | | |  |
| **P0281/23/FUL** | **Glebe House Parkend Walk Coalway Gloucestershire GL16 7JS** | **Erection of second storey extension and link to Glebe Lodge.** | **31 March** |
| Given the layout as shown, the linkage turns these two dwellings, into one. The requirement of a 6 bedroom plus unit, is more than 3 car parking spaces and subject to discussion with the Highways Authority, but the land to the front of the property would not appear to accommodate 3 spaces, and there is very little land shown on the plan of the plot. On the other side of the road is Coleford Local Green Space. | | |  |
| **P0339/23/FUL** | **Land Parcel To North Of Pingry Business Park Pingry Lane Milkwall Gloucestershire GL16 8QD** | **Erection of a B8 storage/distribution unit and associated landscaping, development and works.** | **7 April** |
| We recognise that the site is within the Green Ring CNE2, however the existing building next to it is also within that designation. The Council wishes to support existing business (CE2) and given the matching architecture of the new building is in a gap in the business park, the balance of our comments is to be in favour. This is subject to the sustainabilty team being satisfied by the extra information requested by Natural England. | | |  |
| **P1541/22/FUL** | **Broadwell Farm Kingsway Broadwell Coleford Gloucestershire GL16 7BP** | **Erection of a replacement lambing shed with associated works** | **31 March**  **(7 April)** |
| No objection, subject to the height being of similar size. | | |  |
| **P0221/23/FUL** | **8 Crescent Close Coleford Gloucestershire GL16 8EE** | **Erection of single storey rear extension.** | **Extension Requested** |
| No objection. | | |  |
| **P0345/23/APP** | **Land At The Slopes Bakers Hill Coleford Gloucestershire** | **Approval of reserved matters of outline permission P1681/21/OUT and discharge of conditions 05 (materials) and 10 (biodiversity enhancements) for the erection of two dwellings and associated works.** | **N/A** |
| In the previous application (28th Feb mins) various condition and specs were requested, we do not have sufficient information to consider this. We mirror what was said on last one. | | |  |

1. **To note recent planning and Appeal decisions:** As provided.
2. **To report back on Appeal Hearing P0812\_21\_FUL 23 dwellings Tufthorn Ave**

Cllr M Cox gave update on Hearing. Documents to be circulated.

1. **To update tracker and consider specific actions/recommendations**
   1. **Electric vehicle points** on Gloucester Road: Slow charge to be put on Gloucester Road, Fast charge in Carparks.

Letter to be sent to GCC Highways, stating that we welcome the idea of having these 4 charging points, but have reservations over practicality of the location, because of the 3 Takeaways and housing / flats that need parking. Are there any other locations that could be considered?

* 1. **Phase 2 Poolway application for 50 houses:** Letter from Pegasus noted and await more details. Phase 1 and Phase 2 Poolway application to be taken to FC.
  2. **To note Forest Edge South NDP, with possible recommendations**

Cllr S Cox gave context behind this.

Note that our observation may change when the Draft Local Plan comes out.

* 1. **Cllr P Kyne, suggested going back to District Council re validation, following their changes,** with a report of no real improvement, in terms of lack of information etc.

1. **To note FoDDC attendance at meeting 25 April re**
   1. Design code and Conservation Area: NG will be in attendance.
   2. Local Green Spaces conservation and info for residents/owners
2. **To assess recent information relevant to Coleford NDP and make any recommendations, including re Review**

Review Forest Edge South NDP and see if there is anything useful that we could use/adapt.

**Meeting End: 11:53**