**Planning Committee**

**Tuesday 11th October 2022**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

**Present: Cllrs M Cox; P Kyne; H Lusty; C Elsmore**

1. **Apologies received from Cllr S Cox**

**Administrative Assistant Laura Jayne took minutes**

1. **There were no declarations of interest**
2. **There were no dispensation requests**
3. **The minutes of 27 September, were agreed, with Cllr M Cox adding that Cllr R Drury had given apologies for that meeting**

**Cllr M Cox approved and signed a copy of the minutes**

1. **Matters arising from the minutes of 27 September 2022**
2. With regards to Planning reference: P1105/22/FUL / Poolway Farm Gloucester Road

It was stated that at the time the traffic survey took place, there were traffic lights at Berry Hill, causing a higher volume of vehicles to be passing through the Gloucester Road area. This made the numbers inaccurate and not typical of a standard day.

At Mile End, HGV’s numbers were higher, but not going up to Broadwell.

Poolway figures were also up a reasonable amount.

The figures collated by the Town Council, on a standard day, were overall much higher than those in the application, particularly at Mile End.

This data is to be passed on to Highways and Planning for their information.

1. Regarding the Five Acres development site, Cllr R Drury commented that there was still ongoing debate over what service we are wanting them to provide.

Wendy Jackson was to put the GRCC document onto the FoDDC website.

This is to be put on the Tracker for consultation and discussion.

1. **Comments from the Public Forum:** No members of the public were present.
2. **The following applications were considered:**

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| **P1003/22/FUL** | Land East Of Perrygrove Road Coleford Gloucestershire | Development of site to provide No. 2 restaurants with takeaway and drive through with the construction of associated infrastructure and works. |  |
| **Objection** | |  |  |
| **Out of town centre location and fast food outlets**  **Impact on local economy and health** | Drive through restaurants are classified by NPPF as a town centre use and the number of fast food/takeaway establishments in Coleford has increased, decreasing the range of shopping provision and potentially influencing an increase in obesity.  **Planning Practice Guidance (PPG) - Healthy and Safe Communities and Town Centres and Retail** states:  'Planning can influence the built environment to improve health and reduce obesity and excess weight in local communities. Local planning authorities can have a role by supporting opportunities for communities to access a wide range of healthier food production and consumption choices. Planning policies and supplementary planning documents can, where justified, seek to limit the proliferation of particular uses where evidence demonstrates this is appropriate (and where such uses require planning permission).  Planning policies and proposals may need to have particular regard to the following issues:   * proximity to locations where children and young people congregate such as schools, community centres and playgrounds * evidence indicating high levels of obesity, deprivation, health inequalities and general poor health in specific locations * over-concentration of certain uses within a specified area * odours and noise impact * traffic impact * refuse and litter”   As this location is out of town centre location there is a need for a sequential test (NPPF). The comment provided is inadequate and lacking in detail; furthermore this site is NOT even edge of town centre. The impact on the town centre economy will be detrimental and not conducive to CSP14 “ to support the continued redevelopment of the town centre”. Local employers in the category employ permanent staff who are under threat if those businesses close.  The EHO has stated that there is a need for detail on opening hours, and raises questions re noise, ventilation and odours.  Mention is made of CE2, but not of the continuation to that policy:  “Proposals to improve or expand existing employment-generating uses will be supported when they:   * are sensitive to the distinctive character of the location; * are designed to be proportionate in terms of scale and type; * would not have an adverse impact of the natural environment and biodiversity; * are designed to mitigate any traffic impact or congestion”.   This site does not comply to the above. | |  |
| **Access** | The proposal contradicts CITPA1 “Transport and Movement” as they **cannot** be satisfactorily incorporated within the existing highway network or where appropriate mitigation works can be undertaken”, Right turning movements entering and leaving the premises would be dangerous considering both the traffic queuing for the traffic lights and the sharp bend in High Nash  CITPA2 Through Routes and Gateways includes that development should “Improve safety, ease of access and environment for pedestrians and cyclists”. There is no pedestrian route evident from the South.  The existing access is not a primary junction but a closed off defunct turning, next to Lucozade, Suntory whose lorries use this road as there is a weight limit into town. In Feb 2020 573 lorries went over Market Place lights 7am -7pm This increased to 718 in Jan 2022 and a significant proportion come from Suntory. Double decker buses use High Nash on a regular basis, with difficulty given parked cars. GCC Highways comment has not yet been received, but in a previous application on this site they commented on conflicts between pedestrians, cyclists and vehicles. | | |
| **Environment** | **Green infrastructure CNE3** is key with the nearby location ofBats SACs.  The site negates **CNE1 Protecting and Enhancing Local Landscape Character** in Coleford, is adjacent to **Green Ring (CNE2**) with a likely high impact of litter, noise and traffic movements | | |
| **Drainage** | The SUDs scheme may mitigate on the surface water flow, but just downhill of the site on Arthur Cooper Way, water lies now. The capacity of a ditch to allow infiltration is questioned.  Foul sewage is intended to be pumped uphill and then enter the combined sewer to go into the flood zone 3 historic centre of town and toward Newland. The cumulative increase in sewage through the centre of town where there is the key confluence is increasingly concerning. Is there a way to redirect drainage away from the Town Centre, either towards the Severn or West toward Newland.  Suntory extract ground water, from Milkwall direction, which feeds into their manufacturing process. We do not know exactly where the piping is for this. | | |

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| **P1305/22/FUL** | 4 Wood Road Mile End Gloucestershire GL16 7DE | Erection of a detached bungalow with ancillary works and alterations to access. |
| **NO OBJECTION** | | |

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| **P1226/22/FUL** | Tamar House Tufthorn Road Coleford Gloucestershire GL16 8PX | Single storey rear and side extensions. Proposed roof conversion. |
| Comments:  Mitigation of external lights to the rear needed, due to Bats in area (SAC) | | |

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| **P0091/22/DISCON** | Beeches Farm Grove Road Berry Hill Coleford Gloucestershire GL16 8QH | Discharge of Condition 4a (land contamination) relating to P0741/21/FUL |
| Discharge of Condition 4a. **Agreed** | | |

To note the Coal Authority’s response with regards to **P0063/22/DISCON** / Land Opposite 40 Sparrow Hill Coleford Gloucestershire / Discharge of condition 05 (remediation works and mitigation measures) and 06 (site investigations) P2104/20/FUL – **Coal Authority gave the okay.**

1. **Recent planning decisions**

**P1254/22/FUL** / 26 Speedwell Mile End Gloucestershire GL16 7NJ

Consent given

**P0063/22/DISCON** / Land Opposite 40 Sparrow Hill Coleford Gloucestershire

Consent given

**P0069/22/DISCON** re. noise were refused. An appeal has now been raised re. 23 houses on commercial section of the site (P0912/16/out).

1. **Update on tracker and consideration of specific actions/recommendations:**

(Note: Item 10. taken in this order)

To include:

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| P0035/22/NOT | Land Near To Spring Cottage 17 Cinderhill Coleford GL16 8HJ | Installation of 1x11m medium pole | No documents online |

1. See tracker for all updates.
2. FoDDC Planning to be contacted to ask for additional information on above reference P0035/22/NOT, as no documents have been provided.

**Note: It was proposed, and unanimously agreed, to move into ‘Committee’ at 12.13, the meeting came out of Committee at 12.15.**

1. **To review draft monitoring report for CNDP for Full Council 25 Oct 22**

Cllr M Cox explained the Monitoring Report – All figures are rising.

Cllr P Kyne to review facilities request from FoDDC. Cllr M Cox to help

All Cllrs to send any additions or amendments and give to Cllr M Cox before the next

Planning meeting.

**Cllr C Elsmore proposed to extend the meeting by 10 minutes, which was unanimously agreed**

1. **To note and update re appeals:**

* **P1994/20/FUL** 6 Bowens Hill Road Appeal dismissed August 22
* **P1360/21/OUT** Coalway Rd 5 houses, submitted 12/4/22
* **P1137/21/FUL** Woodgate Rd bungalow 18/03/2022
* **P0812/21/FUL** Tufthorn Ave 23 houses submitted 19//7/22?

All discussed and noted

**Meeting end: 12:33**