**Planning Committee**

**Tuesday 12 July 2022**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

**Present:** Cllrs. M Cox; S Cox; C Elsmore; R Drury; P Kyne; H Lusty

1. **Apologies:** Cllr. M Beard
2. **There were no declarations of interests**
3. **There were no dispensation requests**
4. **The minutes of the Planning Committee: 28 June 2022 were agreed**

Cllr M Cox signed a copy.

1. **Matters arising from the minutes of 28 June 2022**

RE. Chepstow Transport Hub Consultation.

Email sent 12/7/22 advising that Bus routes 707 to Coleford and 22 / 23 via Lydney, should include a stop in Chepstow Town Centre, before continuing onto the Train / Bus Station in Chepstow.

Requested for them to keep us informed of any progress.

1. **Comments from the Public Forum:** No public were present.
2. **To consider the following applications:**

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| **P0633/22/FUL** | 1 Howard Road, Broadwell, Gloucestershire, GL16 7BT | Erection of a two storey side extension with first floor terrace and associated works. Demolition of existing garage. |
| **Objection:** A 4 bedroom property must have 2 parking spaces on the plot.  It is unclear from the plans how much impermeable surface is included in the proposed landscaping.  This should be kept to a minimum. | | |

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| **P0790/22/FUL** | 4 Foxglove Way Milkwall Gloucestershire GL16 7PT | Erection of a single storey extension to existing garage to provide home office with associated works. |
| **No objections subject to:** Check that the front building line is not forward of the neighbouring property, and that that property does not overlook the proposed extension, via the roof light. | | |

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| **P2100/21/FUL**  Revised plans | Land At Ellwood Road Milkwall Ellwood Road Coleford | Erection of 49 Dwellings (including affordable housing), alongside a new access road, landscaping and associated works. |
| **Additional comment:** We note the revised plans for 49 houses, with revisions to try to improve the ecological impact.  The play provision does not include equipment for older children.  Council maintain the request re. Section 106 monies, to improve cycle paths via the FoDDC Active Travel Strategy, linking to existing cycle path nearby.  Cycling/walking is important here both in terms of Active Travel Strategy and the **Gloucestershire** **Local Transport Plan, Connecting Places** where the Coleford-Lydney; Coleford-Chepstow routes are noted for improvement to allow easier, more active travel for residents and others into these towns.  See P149 onwards. including para 4.3.4, hence the Council’s request for section 106 monies to that effect. | | |

1. **To report back on site meeting - P117/21/FUL - Land Off The Gorse, Coleford**

Erection of Primary Care Centre

Feedback from C. Elsmore; Some changes made - Building to be moved 1.5M away from the trees, with the bottom half of the Car park now being made green.

Bats still the main problem.

Local Sustainability Officer has accepted amended proposals, Natural England now need to accept.

PK suggested use of an hourly Electric Minibus; CTE to repeat the need for further accessibility in FoDDC planning meeting with dial a ride/ bus routes/ links between allocation of GP regular appointments according to area on specified days of week.

1. **Recent planning decisions**

**Ref. No: P0534/22/FUL** -24-25 Market Place Coleford Gloucestershire GL16 8AE

Change of use of ground floor retail unit to A3 takeaway with a steel extraction flue and associated works – Consent given.

**Ref. No: P0341/22/FUL** - Buchanan Recreation Ground Victoria Road Coleford

Erection of a single storey extension to pavilion – Consent given.

1. **To report back re. Distinctive Character Design Guide Training**

Feedback from Cllr S Cox; who attended the North and South Tour of FoD housing developments and Cllr M Cox who was present for part of South tour.

4 Planning Officers attended, along with other Councillors.

A 17 Point provisional criteria was applied.

The Northern group were generally positive, but the Southern group were much more challenging. Their concerns focused on lack of provision for future climate change, no innovation; lack of community, with high walls around gardens and much hard landscaping.

This draft process to be rolled out to developers and other organisations.

1. **Update and review of tracker**

LJ to update

1. **To receive update re: Local Plan and SHLAA.**

No date set as yet for consultation

1. **To consider CNDP Review.** Awaiting Local Plan consultation document.

Meeting ended: 12:07pm