**Planning Committee**

**Tuesday 28th February 2023**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

**Attendees: Cllrs. M Cox, S Cox, Lusty, Drury and Elsmore**

1. **To note apologies Cllr M Beard and Kyne**
2. **Declaration of personal interest noted from Cllrs. M Cox and S Cox re: P0213/23/TCA**
3. **Dispensation requests noted from Cllrs. M Cox and S Cox**
4. **To approve the minutes of the Planning Committee:** **14 February 2023**

**CE proposed, S Cox seconded**

1. **To raise matters from the minutes of 14 February 2023**

* **Re: White Hart** email that went out / CE update: from meeting a lot of provisions on this app. CTC comments taken on board (App only until Sept. then reviewed)
* **Re: Lidl** Response from Lidl, apologising, informing store and landscape. Also put in as a formal complaint by Lidl, toi be kept in view re:
* **Re: Cemetery** Cost of works, holding email to those involved and work to be undertaken re: capacity, and projected period to accommodate within existing grounds

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

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| **Reference** | **Address** | **Proposal** |
| P0017/23/DISCON | Forest Hills Golf Club , Mile End Road, Mile End, Gloucestershire. | Discharge of conditions 6 (archaeological investigation), 8 (roofing and external facing materials), 9 (drainage details) and 11( details of the proposed finished floor levels) relating to planning permission P0366/22/FUL. |
| Condition 6 (Archaeological investigation): Partial discharge for 12 sites inspected but as the permission is for 20, we assume a similar process would need to be done on the other 8.  Condition 8 (Roofing and external facing materials): We agree to discharge.  Condition 9 (Drainage details): The surface water, SUDS scheme, has to be to the satisfaction of the Drainage Officer.  NOTE: This is uphill of a proposed 140 scheme, where drainage is difficult and the GCC Flood Authority are involved.  It’s difficult to comment re. sewage, as we have no information, nor are we able to gain documentation via P0366/22/FUL on the Portal.  Condition 11 (Details of the proposed finished floor levels): We agree to discharge | | |
| P0174/23/LBC | The Coombs , The Gorse, Coleford, Gloucestershire. | Listed building consent for the removal of the windows in the lodge extensions and replace with a combination of UPVC and aluminium double glazed windows. |
| No Objection | | |
| P0213/23/TCA | 4 Phoenix Court Newland Street Coleford | Fell 2 x Cypress trees in the rear garden. Both trees have outgrown their location, are pushing out the garden fence, and causing damage to tarmac on the shared drive. |
| No Objection to the safe removal of these trees but would encourage replacement tree / shrub, appropriate to size of garden as in the Conservation Area. | | |
| P0212/23/FUL | 32 Woodgate Road  Mile End Coleford GL16 7QJ | Erection of single storey rear extension. |
| No objection, consider mitigation may be needed with regard to impact on the wildlife in the woodland habitat to the rear. | | |
| P0020/23/DISCON | Land At The Slopes Bakers Hill Coleford Gloucestershire | Discharge of Condition 1 (reserved matters), Condition 2 (foul and surface water drainage), Condition 3 (site sections), Condition 4 (access, EV and cycle facilities), Condition 5 (materials), Condition 6 (landscaping scheme) and Condition 10 (biodiversity enhancement scheme) relating to planning permission P1681/21/OUT. |
| **Condition 1 (Reserved matters):** Not all reserved matters are addressed**:**  Upper levels do not show measurements and access to upper levels not marked in. Measurements needed, heights and extents of houses.  **Condition 2 (Foul and surface water drainage): With regards to SUDS t**here appears to be no routed surface drainage from the upper levels. NOTE: GCC Flood Authority is in discussions with the Poolway application, opposite.  Foul drainage: Should be approved by the Drainage Officer.  **Condition 3 (Site sections):** Measurements needed for levels.  **Condition 4 (Access, EV and cycle facilities):** We note the access to the existing junction is limited to 26 meters to the South West and we are aware of the Poolway application, which will radically effect that junction, with the possibility of a roundabout, are the distances taking this into account? See also our comment re. Condition 6, requesting a hedge to preserve this Local Green Space, Policy CC3.  Concerns are raised re. noise nuisance from the cattle grid. Existing neighbours as well as residents need to be considered.  **Condition 5 (Materials):** We would recommend that the sandstone seal is not brown but greyer to match other materials.  **Condition 6 (Landscaping scheme):** In this Local Green Space, given the loss of wilder habitat and the removal of the large Leylandii existing on the site, the proposed landscaping will not sustain habitat adequately. Planting a hedge of mixed native species or pertinent to climate change, along the line of the boundary would enhance the biodiversity in line with CNE3 Policy, Green Infrastructure.  Trees on a lawn do not give a view of a local green space.  **Condition 10 (Biodiversity enhancement scheme):** See above, also bats have been known in this area, therefore any external lighting in this area should be conditioned. | | |
| P0175/23/FUL | Nampara Gorsty Knoll Milkwall Coleford GL16 7LR | Erection of single storey and two storey rear extensions, loft conversion and internal alterations. |
| Mitigation is needed.  3 external car parking spaces needed with 5 bedrooms  Mitigation may be needed with regard to the degree and impact of the large rear facing windows in terms of wildlife in the woodland habitat to the rear. (Enhancing Green Infrastructure, CNE3) | | |
| **Licensing** |  |  |
| F/23/0008I/PRMV | Studio Cinema, High Street, Coleford, GL16 8HF | Application for variation of premises licence |
| We understand the intention of adding a service, however we are concerned about the accomodation to allow this to practically achieve this in the entrance hall.  Accessibility is limited in this and the toilet area.  We are concerned about the protection of children from harm and conditions may need to be applied accordingly, especially if alcohol is allowed to go into the main screen areas. | | |

1. **Recent Planning and Appeal decisions were noted**
2. **To consider and make recommendation re Conservation Area , character, planning and enforcement:** eg Design Code, character appraisal and signs in Conservation Area

* Conservation area: Milano Kebab Shop out of character with the Conservation Area. Enforcement, picture to Matthew Green, not in keeping / context.

Signage could be looked at within the NDP or Design Code.

Send email to NG FODDC, exploring conservation area conditions regarding to signage**.**

**12: 28 15 Minute extension proposed, and unanimously agreed.**

1. **To update tracker and consider specific actions/recommendations:**

**Summary updates:**

**Re: Lidl response**  Watch in brief, and update if necessary

Another meeting scheduled, with GCC Highways to clarify St. Johns St (7 (March 23, 3:00pm)

**Spirit of the Forest Up-lighting being costed, with Western Power, and to be referred to Marketing & Regeneration Committee**

**Update from Joe Baker to be added.**

**Re: Cemetery Contact Sexton to obtain calculations re: capacity of available plots**

**Re: Ellwood Road Site Check with Sustainability and Housing Officer as to**

**progress of the issues raised and the likelihood of the viability assessment to be done.**

**Solar panel update provided**

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

Cllr. M Cox updated, and this was noted

**Had to extend meeting deliberately to view all applications.**

**12:44pm Meeting ended**