**Planning Committee**

**Tuesday 31st January 2023**

**10.30am - 12.30pm**

**Council Chamber**

**Minutes**

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

**Assistant Clerk/RFO Laura-Jade Schroeder took minutes**

1. **Apologies:** Cllr S Cox
2. **There were no declarations of interest**
3. **There were no dispensation requests**
4. **The minutes of 10 January 2023 were agreed**

Cllr P Kyne proposed, Cllr C Elsmore seconded, approved and signed by Cllr M Cox

1. **To raise matters from the minutes of 10 January 2023**
   1. There has been an acknowledgement from FODDC on Five Acres. There will be an invitation to a public forum – possibly in March.
   2. RE: the TRO, the Marketing & Regeneration Committee are looking into this. Cllrs Cox and Kyne have been walking around the town to get responses
   3. Design code –FODDC have acknowledged and will be progressing in due course.
   4. Census 2021 meeting –not taken today – decide when at February meeting.
2. **Comments from the Public Forum:** no public were present.
3. **To consider the following applications:**

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| P1762/22/OUT | Colefordian Willets Ltd Edenwall Road Coalway Coleford  GL16 7HW | Outline application for the erection of No. 7 dwellings with associated parking, landscaping and works. (some matters reserved) |
| Objection  This conflicts with Policy CE2 (Protecting and Supporting the Development of local employment outside the town centre).  The land indicated by the blue line is partially local green space 8 (Edenwall triangle), policy CC3, and is forested. We would recommend Forestry England be asked for an opinion.  In addition, the street which services the garage currently is stated to be adopted – we query whether this is the case and that would affect access to the site. We will ask GCC Highways to clarify.  A right of access needs to be shown for the existing dwelling on the proposed site plan. | | |

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| P1752/22/FUL | Woodgate Sawmills Ltd Buckstone Close Mile End GL16 7QG | Erection of a single storey reception building with associated works. |
| No Objection | | |

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| P0007/23/FUL | Maysden Palmers Flat Coalway Coleford GL16 7HT | Erection of a two storey front and side extension, new single storey garage and associated works |
| No objection, subject to checks clarifying the following:   * allocated parking sufficient for a 4 bedroom house * the garage roof should be of similar materials to the house * the UPV windows appear to be green, whereas those on the house are white   We await GCC Highways affirmative comments.  As garden walls are a key part of the local character, we note that there is no intention to alter the existing forest stone front wall. | | |

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| P1718/22/FUL | 4 Foxglove Way Milkwall Coleford GL16 7PT | Erection of a single storey extension to existing garage to provide home office with associated works. (Revised) Connection into drainage provision (next door) - utilising currently available drainage connection. |
| Whilst the drainage is referred to, there is no information to give its location or nature, thus we cannot comment at this point. | | |

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| P0068/23/FUL | 71 Blakes Way Coleford GL16 8EX | Proposed loft conversion |
| No objection, subject to confirmation that fire regulations and fire escape requirements from the conversion are met. | | |

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| P1695/22/GPDE | 4A Campbell Road Broadwell Gloucestershire | Erection of a single storey rear extension and alterations/extension of roof to main house (general permitted development extension) **(REVISION)** |
| We note the chimney comments. Our previous comment “no objection providing that change in roof line does not extend to the neighbour’s property without appropriate party wall agreement” still applies and does not appear to have been addressed. | | |

1. **To note recent planning and Appeal decisions**
   1. APP/P1615/W/22/3306646 8 St. John Street dismissed, Appeal Inspector referred to CTC submission
   2. Kiln Cottage noted re flooding as one reason for refusal
2. **To consider the following Licensing Application:**

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| F/23/00031/PRMMV | Old White Hart  Market Place Coleford  GL16 8AW | Minor Variation |
| No objection to minor alteration | | |

1. **To update re pending large applications**

P1003/22/FUL – Highways have required more information before making final comment re impact on network, current response is by no means definitive. Have GCC Highways had site visit? This application needs to be on the agenda for the first Planning meeting in March. We need Highways and ecological information before 15th March.

Info on availability of Ellwood Road viability report has been requested – nothing received yet.

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

Tracker was updated

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

To be discussed in February

**Meeting end: 12:02pm**