**Planning and Highways Committee**

**Tuesday 10th June 2025**

**10.30am – 12.30pm**

**Town Council Chamber**

**Minutes**

**Present: Cllrs: M Cox, C Elsmore, S Cox, R Drury and M Beard**

L Jayne – Assistant Clerk (Minute taking)

1. **Apologies were received from Cllr J Templeton**
2. **There were no declarations of interest on items on the agenda**
3. **There were no new dispensation requests**
4. **To approve the minutes of the Highways and Planning Committee****27th May 2025**

Cllr C Elsmore proposed the minutes to be a true and accurate account.

Cllr S Cox seconded, and Cllr M Cox signed a copy of the minutes.

1. **To raise matters from the minutes of 27th May 2025**

**Page 1:**

Whitehall Farm: no response.

Telephone Exchange: further investigations to take place.

Boxbush Road: to go back to M Smith (TIC) to enquire when next Trader’s meeting is.

EV Charging: update from FoDDC provided. Live switch on date currently delayed.

Newland Street road closure: to check diversion signage and that businesses on the street are aware.

VAS: currently at Staunton Rd. To be placed at Edenwall Road on next rotation.

**Page 2:**

Speedhumps: update provided from GCC Highways. Works to drainage needed before speedhumps can be addressed. Speedhumps to be lowered, rather than removed completely. Bricks to be taken away.

1. **There were no members of Public present**

**HIGHWAYS**

1. **To review tracker and any response from GCC Highways**
   1. VAS circulation – Discussed above
   2. Notices and discrepancies – Discussed misinformation. Apologies received.

**PLANNING**

1. **To consider the following applications:**

|  |  |  |
| --- | --- | --- |
| **Reference** | **Address** | **Proposal** |
| P0523/25/FUL | 1 Victoria Gardens , Victoria Road, Coleford, Gloucestershire. | Extension to the existing veranda and proposed glazed canopy with associated works |
| **No objection in principle.**  Further details are requested regarding the veranda's construction, including materials and how it will be supported given the garden's gradient.  As some natural environment will be lost, appropriate biodiversity mitigation should be included. | | |
| P0626/25/FUL | Weavers Down, New Road, Coalway, Gloucestershire. | Variation of Condition 2 (approved plans) of planning permission P1321/22/FUL to allow a  400mm increase in ridge height, a revised dormer window layout and removal of previously  approved bifold door to rear elevation |
| No objection | | |
| P1594/23/FUL| | Poolway Farm Gloucester Road Coleford GL16 7QA | Proposed development of 140 dwellings with associated access, roads, footways, parking, drainage, open space and landscaping, retention of Poolway Farmhouse and demolition of associated redundant ancillary buildings.  Revised info |
| Cllr M Cox provided an update following a meeting held with site developer and FoDDC planner.  Affordable housing + houses with low amenity space: an update was provided on the changes to housing numbers per type within the scheme.  After some discussion, the following additional comments were agreed:  We recognise the value of this development in helping to reduce flooding, not only within the site itself but also in the wider Coleford area. However, we regret the complete absence of affordable housing in the proposal and would have welcomed an opportunity to review the section of the viability report that addresses this issue.  We note and support the proposal to extend the 30mph speed limit further out of town and recommend it be extended as far as Mile End. Despite this, we remain concerned about the lack of information from utility providers regarding the proposed location of the gas governor, including whether a safer alternative location has been considered. We have concerns around the potential for emergency situations, even with a reduced speed limit.  With regards to trees, we request species that will grow with the potential to provide shade.  Finally, in relation to the garden area layouts, we request that a legend be added to drawing No. 0759c117 for clarity. | | |

1. **To note recent planning decisions and appeals, and comment as necessary**
   1. **APPEALS:**

**Appeal by:** Rushmere Farm (Gloucestershire) Ltd

**Site Address:** Rushmere Farm Stables Crossways, Coleford, GL16 8QP

**Development:** Application under Section 192 to establish whether the use of land for the siting of an unrestricted number of static caravans (within the legal definition of a caravan) for an unrestricted residential purpose all year round and the siting of an unrestricted number of tents for an unrestricted residential purpose all year round together with the siting of an unrestricted number of touring caravans with no individual touring caravan being sited on the site for longer than 4 weeks (as required by condition 03 of planning permission P1042/12/FUL) requires planning permission.

**Appeal reference:** APP/P1615/X/25/3366502

**Appeal comment: TBC**

* 1. **Decisions:**

Discharge of Condition 3 (proposed stone sample/sample panel) relating to planning permission P0258/23/FUL

**Woodlawn House Gorsty Knoll Milkwall Coleford Gloucestershire GL16 7LR**

**Ref. No: P0491/25/DISCON** | Received: Tue 22 Apr 2025 | Validated: Tue 22 Apr 2025 | Status: Consent

Variation of condition 02 (approved plans) of planning permission P0258/23/FUL to allow for revised access/driveway position.

Show more description

**Woodlawn House Gorsty Knoll Milkwall Coleford Gloucestershire GL16 7LR**

**Ref. No: P0426/25/FUL** | Received: Thu 03 Apr 2025 | Validated: Fri 04 Apr 2025 | Status: Consent

**Noted by members**

1. **To consider any further aspects for FC discussion re FoDDC Local Plan**
   1. Active Travel Strategy and update on Section 106

District Councillor C. Elsmore provided an update following a recent Local Plan meeting.

It was reported that 6,600 new homes across the district are required, up to the year 2042. As part of this process, each Parish Councillor is being asked to identify potential sites within their ward that could accommodate smaller-scale developments, typically around 30 homes per site.

Areas within and around Coleford:

Poolway, North Road, Ellwood Road, Old Station Way, Broadwell, St Johns.

There has been no further progress to report regarding Active Travel initiatives.

1. **To consider CNDP Review and make recommendations as necessary**
   1. To update on recent theme group meetings
   2. Citizen Vision and schedule re CNDP

An update was provided by Cllr M Cox.

Natural and Historic Environment theme groups are progressing, with work also being started on Transport and Community theme groups.

A Facebook group has now been started, with 20 responses already.

The Citizen Vison to finalise on 5th of July but reporting back in Autumn.

1. **To update tracker and consider specific actions/recommendations**
   1. **P0683/25/CONSUL** Planning Inspectorate EIA Consultation: note and feedback query to FoDDC

The above consultation relates to Hinkley Point. CTC need more information, as Coleford is within the impact zone.

1. **To check schedule for 24 June or 1 July for next planning meeting**

It was agreed to hold the next Planning & Highways meetings on the 1st and 29th of July.

**Meeting End: 11.46pm.**