



WEST DEAN PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date of Meeting: 1st February 2022 Held At: West Dean Centre

Public Forum:

Present: P Dunford, S Dunford, M Costley, S Yeates, J Richmond and B Evans

Clerks – K Carpenter & P Holland

PUBLIC FORUM

There was a large contingent from the Marians Walk area in attendance at the meeting due to the proposed development at this location being on the agenda for discussion. A spokesperson for the group passed on the 40 or so comments that had been logged on this application to the committee for their perusal.

There was a discussion about the provision of affordable homes already being constructed within the area and the potential additional builds on Lower Lane and Five Acres and how these were above the requirements identified by the housing needs survey in the NDP for Berry Hill.

The discussion moved onto the impacts on biodiversity and habitat loss close to the Wye Valley ANOB, the loss of amenity due to overshadowing by the development, the issues around it not being in keeping with the character of the surrounding buildings, the impacts on the drainage system and the assumption of surface run off being taken by the sewer system, the issues of visibility on entrance or egress from the site especially in regards to other junctions, bends and bus stop locations and also speeding on Grove Road.

Cllr Dunford summed the multiple concerns and issues with the development being proposed on the land at Marians Walk and the need for the parish councillors to liaise and work with residents as this application progresses. There is a need for the parish to be objective and fair when making representations to the planning authority but the parish will request a call in for this application so that representations can be made at FOD planning committee when this is debated.

The expected decision route for this application is a committee decision, as detailed on the planning portal.
Public Forum closed at 18:00

- 1 Apologies.** – J Dale
- 2 Declarations of Interest.** - None
- 3 Minutes of last meeting (1st February 2021)** – Agreed
- 4 Planning Applications and consultation** – Considered.

Please note that for Bream planning applications the Parish Council policy is that for new developments consisting of two or more dwellings, a cattle (sheep) grid must be provided.

P1352/21/FUL – Solace, Sun Green Road, Bream

Proposed single storey side extension to replace conservatory, front porch and replacement garage and associated works.

WDPs supports the officers' comments regarding biodiversity and the mitigation measures proposed. They also request that Gloucestershire Highways and Forestry England are consulted regarding access to the property.

WDPC also request that the design and visual impact of the roofline, especially regarding the carport, is taken into consideration by the officer during the decision-making process.

P0033/22/FUL – Warren View, New Road, Bream, GL15 6HJ

Erection of front porch with associated works. Demolition of existing porch.

WDPC has no observations

Berry Hill Ward

Please note that planning applications for the Berry Hill and Christchurch wards must be compliant with the Neighbourhood Development Plan for the area.

P1583/20/FUL - Marians Walk Development –

WDPC discussed the impacts on biodiversity and habitat loss close to the Wye Valley ANOB, there were also concerns raised about the ecological surveys and the close proximity of ponds to the site. There are concerns about the loss of amenity due to overshadowing and loss of privacy by the proposed development, there were questions raised about the increasing deficiencies in social facilities that this development would bring to the area, such as school place, doctors etc.

One of the issues raised during the discussion was that this development was not being in keeping with the character of the surrounding buildings, in very close proximity to non-designated heritage assets, in particular the 18th century cottages as identified on the 1758 map (F17/2) which are proposed for the south end of the site are in breach of the FODDC design code (1998).

The impacts on the drainage system and the assumption of surface run off being taken by the sewer system was also discussed in some detail due to the vary installation dates of the road drainage system (1950's or 60's) and the sewer system during the 1974. The road drainage from Grove Road, Forest Patch and Kells Road all draining into road drainage system and empty into the ditch on the west of Grove Road and raises concerns about the capacity of the physical infrastructure in dealing with the additional load.

This development also raises concerns regarding Highways issues, these being concerned with the visibility on entrance or egress from the site especially regarding other junctions, the natural contours of the carriage way and bus stop locations and the speed of traffic is thought to be above the sign speed limit on Grove Road and would require a traffic survey to substantiate this concern and allow for remediation measures to be proposed to improve safety concerns.

The local NDP also aims to create a local community that uses sustainable resources and climate friendly energy sources (ref CE.4.1). The layout of this proposed development follows the alignment of Grove Road, this would mean that most of the roofs on the plan have a north to south alignment with only some of the proposed roofs in the development having a south facing roof direction. This alignment appears to not follow the predominate roof alignment of other properties within the Berry Hill and would therefore be contrary to the NDP requirement and the District Councils Climate Emergency – Rapid Action Plan.

Concerns were also noted about the old mining works within this area and whether passages and voids where shallow or opencast mining had taken place had left little supporting stratigraphy, therefore a more

detailed mining survey in conjunction with the Coal Board should be commissioned prior to any approval of the application.

There was a discussion about the provision of affordable homes already being constructed within the area and the potential additional builds on Lower Lane and Five Acres and how these were above the requirements identified by the housing needs survey in the NDP for Berry Hill. There are a myriad of complex issues within this application due to the various issues already detailed above, although it would appear to be compliant with the NDP in providing smaller affordable accommodation units there are some concerns about the density and the mix of what is proposed for the site and whether these meet the requirements of the design guide and NDP for carbon efficiency.

WDPC would recommend that this application be put to FOD Planning Committee and would be seeking the support of the district councillor in calling this application in.

WDPC will also work in close liaison with the local community and other interest parties due to the complex nature of this application and the concerns being raised.

P0086/22/FUL – Spinners, Crow Ash Road, Berry Hill, GL16 7RB
Erection of first floor extension.

WDPC has no observations

Christchurch Ward

Please note that planning applications for the Berry Hill and Christchurch wards must be compliant with the Neighbourhood Development Plan for the area.

Pillowell Ward

Varney Cottage, Link Road, Pillowell

Removal 1 x conifer on northern property boundary near Methodist Church, due to tree getting too tall and casting excessive shade.

WDPC has no observations

Bryn Derw, Upper Road, Pillowell

Remove 2 x Hawthorn on northwest property boundary. Remove 1 x young self-seeded Oak on northwest property boundary to enable adjacent Rowan to thrive.

WDPC has no observations

Sunningdale, Crown Lane, Yorkley

Erection of an animal field shelter

WDPC have concerns about this application and supports the adverse comments made by the FODDC conservation officer as this potential development is within the conservation area. The committee also fully supports the observations made by Gloucestershire Highways in respect of the boundary and any proposed changes to this. There were also concerns raised about the building and its potential usage as a holiday let.

Sunnygarth, Woodland Place, Yorkley

Erection of a 4-bedroom detached dwelling along with associated parking and the formation of a new access.

WDPC defers to the planning officer on this application.

P2013/21/APP – Warehouse Corner Road Pillowell

Approval of reserved matters (Access, appearance, layout, landscaping, scale) of outline permission P1225/18/OUT for the erection of 4 dwellings with ancillary works. Demolition of existing commercial buildings and diversion of footpath. Discharge of Conditions 03 (site and floor levels), 04 (external materials), 05 (surface and foul water drainage), 06 (landscaping details), 07 (biodiversity enhancement), 10 (road layout), 11 (vehicular parking), 15 (bin storage), and 16 (site investigation) (Revised Description).

WDPC would welcome the development of more affordable housing including shared equity on this site with up to six being made available to local young families.

WDPC would also further welcome the submission of additional plans regarding access, the remediation of any land contamination and details from Gloucestershire Highways regarding any traffic issues.

AMENDED DESCRIPTION – Warehouse, Corner Road, Pillowell

Discharge of Conditions 08 (external lighting), 09 (Reptiles), 12 (cycle storage), 14 (fire hydrants) and 17 (land contamination) relating to planning permission P1225/18/OUT (Revised Description).

WDPC would welcome the development of more affordable housing including shared equity on this site with up to six being made available to local young families.

WDPC would also further welcome the submission of additional plans regarding access, the remediation of any land contamination and details from Gloucestershire Highways regarding any traffic issues.

P0104/22/FUL – Wits End, Beech Road, Yorkley, Lydney, GL15 4J

Extension of existing rear elevation roof and installation of Brise soleil (sun breaker). Erection of open sided porch with associated works.

WDPC has no observations

Parkend Ward

Sling & Ellwood Ward

5. Additional Items

The planning committee had been approached by a local resident about the continued use of a building at Whitefields, Lydney Road, Yorkley as a holiday let, although this did not include the tack room which had been previously utilised for this purpose.

This had become an enforcement issue during August 2021 and as such WDPC request this enforcement action concluded and the land reinstated to its previous condition, the building removed and the track which crosses this land also reinstated.

6. Next meeting: 5.30 pm, Tuesday 15th February 2022 at the West Dean Centre, Bream.

Meeting closed at 6:50pm