



WEST DEAN PARISH COUNCIL

Kim Carpenter

Clerk to the Council

Deputy Clerk

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PLANNING COMMITTEE MINUTES

Date of Meeting: 5th April 2022 Held At: West Dean Centre

Public Forum:

Present: P Dunford, S Yeates and B Evans

Clerks – K Carpenter & P Holland

- 1 Apologies.** – J Richmond
- 2 Declarations of Interest.** - None
- 3 Minutes of last meeting** – Agreed as an accurate record
- 4 Planning Applications and consultation** – Considered.

Bream Ward

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.

P0190/22/FUL – Plot 1 & 2 The Old Sawmills, The Tufts, Bream, GL15 6HL

Erection of No 2 detached garages with parking and associated works.

West Dean Parish Council has no observations on this application.

P1531/21/FUL – Land at Amberley, Brockhollands Road, Bream

Erection of two bedroomed detached bungalow – revised plans

West Dean Parish Council would like to register their strong support for the Gloucestershire Highways recommended condition, the reason for this support is to minimise the hazards and inconvenience for users of the development by ensuring there is a safe, suitable and secure means of access that minimises the scope for conflict between traffic, cyclists and pedestrians.

There is also the material consideration of overshadowing to consider, although the proposed development has been altered to a two bedroomed bungalow there will still be overshadowing of adjacent gardens. The parish council welcome the addition of EV charging facilities and secure covered cycling facilities and the condition that these be submitted and approved in writing before any development begins.

P0317/22/FUL – Blue Rock Cottage, Blue Rock Crescent, Bream, GL15 6LW

Erection of a two-storey rear extension with associated works. Demolition of existing extension.

West Dean Parish Council have no observations about this application but do note that the additional living space provided by this development will be welcomed by the new occupants.

P0316/22/FUL – Bream Sports Club, High Street, Bream

Erection of a single storey extension to changing room and single storey extension to social club to provide disabled toilet.

West Dean Parish Council have no observations on this application but do welcome the proposed build of disabled toilet facilities at the social club. The current changing rooms, whilst catering for football and cricket teams, doesn't currently provide adequate facilities for lady's teams and officials and will be welcomed by both the local and wider community.

P0332/22.FUL – Bream Rugby Club, High Street, Bream, GL15 6JE

Temporary Club House and changing facility, and temporary access and car park (2-year temporary permission sought)

West Dean Parish Council require further details regarding dimensions, materials being used and the implications of the proposal before any comments can be made.

We therefore are requesting an extension on the timeframe for responding to this application to 6th May 2022 to enable due consideration to be given by the planning committee.

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.

P0310/22/FUL – Dober Hill Lodge, The Lonk, Berry Hill, GL16 7AJ

Conversion of existing garage/store into a kitchen with associated works.

West Dean Parish Council have no objections to this application.

P0311/22/FUL – 60 Grove Road, Berry Hill, Coleford, GL16 8QX

Erection of a single storey timber clad cabin style building to use as a holiday let.

West Dean Parish Council have several objections to this application based on the following material considerations.

Highways issues regarding there being no drop kerb at the location and concerns about entrance and egress from the site due to the hazardous location of this proposal and the recent incidents locally.

The location of proposed structure is in front of the current building line and there is already a planning application for conversion of the garage into an annex and this would add to an already overdeveloped site.

The use of this as a holiday let is incompatible with the current use of the site and the location would appear to be unsuitable for a holiday let.

P1583/20/FUL – 17 Affordable homes on land off Grove Road/Marians Walk

Erection of 17 affordable dwelling with access, parking, landscaping and associated works.

There are sink holes appearing near this site and the Deputy Gaveler has meet residents and councillors on site to discuss these, he believes that a fault line known as a 'wash out' lies beneath the building and the site and as the local drainage system is taking water from the surrounding area this is going into the mine and causing materials to be washed out. There are several mines' shafts within the locality and these should be identified in the mining reports for the development.

The planning committee feel that there needs to be an extended timeframe for comment on this application due to the various and detailed considerations that need to be addressed prior to development.

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

P0246/22/FUL – Rose Cottage, Church Walk, Viney Hill, Lydney

Conversion of outbuilding to provide holiday let with associated works.

West Dean Parish Council have no observations.

P0133/22/FUL – Catchpoint (also known as Crossing Cottage) Pillowell Road, Whitecroft, GL15 4QP

Variation of condition 02 (approved plans) allow for the removal of approved stone walls and chimney. Discharge of conditions 1-12 relating to planning permission P0474/16/FUL

West Dean Parish Council are unable to make comments on this application as there is no evidence of a chimney or stone walls to remove.

The Willow, Main Road, Pillowell

Replacement of c overgrown Laurel tree with a native species supporting greater biodiversity. Elderberry being preferred for its size, wildlife support and food production.

West Dean Parish Council have no observations.

P0324/22/FUL – 5 Council Villas, Main Road, Lower Yorkley, GL15 4TR

Erection of a two-storey extension with associated works.

West Dean Parish Council have no observations.

Parkend Ward

Sling & Ellwood Ward

P0320/22/LD2 – Rosslyn, Marsh Hill, Sling

Application under section 192 to establish whether erection of a single storey extension requires planning permission.

West Dean Parish Council have questions about the size of the 'original dwelling house' and whether there has been previous extension to the property after 1st July 1948 which would mean that planning permission was required for a further extension to the building.

P0347/22/FUL – 11 Laureldene, Sling, Coleford, GL16 8LU

Erection of a single storey rear extension with associated works.

West Dean Parish Council require an extension to the timeframe for responding to the application, we would appreciate this being 25th April 2022.

Enforcement – there is still a request for further information following the meeting held on 15th Feb 2022 when the planning committee had been approached by a local resident about the continued use of a building a Whitefield's, 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 cross this land also reinstated.

West Dean Parish Council are now seeking further clarification and information about the enforcement actions being taken at this property.

There was also a request made by the planning committee for copies of full documentation relating to each planning application to be received by the parish office as soon as possible to allow for the committee members to undertake their investigative works prior to committee meetings to enable full and accurate discussion about each application to be made and consultation comments based on these discussions being forwarded to the planning department at FODDC.

5. Next meeting: 5.30 pm, Tuesday 1st February 2022 at the West Dean Centre, Bream.

Meeting closed at 5:50pm