



WEST DEAN PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date of Meeting: 7th June 2022

Held At: 17:30 in the West Dean Centre

Public Forum:

Present: Cllrs P Dunford, S Dunford, S Yeates & B Evans

Clerks – K Carpenter & P Holland

Public Forum

There was a discussion about the planning in principle application at Brockhollands, as a resident was in attendance and wanted an update on actions following the previous planning committee where it was an agenda item. Although an extension to the time frame for response on this application had been requested, it was declined due to the time constraints in the planning process. The resident was advised that all the points raised by residents at the previous meeting covering the ecology and biodiversity etc concerns were noted and included in the committee's response. The information had been summarised and submitted to the planning department from WDPC as a statutory consultee.

1 Apologies. – Cllrs M Costley & J Richmond

2 Declarations of Interest. - None

3 Minutes of last meeting – Agreed as an accurate record but Cllr P Dunford wanted to express his thanks to Cllr Evans for taking the meeting and dealing with the concerns raised by residents of Brockhollands.

4 Planning Applications and consultation –

4a)

P0445/22/FUL – 33 Whittington Way, Bream, Lydney

Erection of a single storey lean to extension with associated works (RETROSPECTIVE)

WDPC note this is a retrospective application and regret that due process was not followed by the resident in applying for planning permission prior to works being undertaken at the property. Whittington Way is a well-established development with properties being in good order. This retrospective application for a single storey lean to extension constructed to the side of the property does not appear to cause any overlooking or loss of amenity for neighbouring properties. WDPC support the enforcement action undertaken by FODDC to correct this unlawful development.

P0542/22/FUL – 2 The Breezes, Lydney Road, Bream

Erection of a single storey extension to existing outbuilding with associated works.

There do not appear to be any overlooking or loss of amenity for neighbouring dwellings and the applicant has addressed the question of retaining the character and appearance of the, to be converted, outbuilding. WDPC note the applicant's commitment to retaining the quality stone realised from the demolition of the front wall elevation and its reuse in the newly constructed front elevation. The statement to use matching materials wherever possible is very much welcomed by WDPC.

P0546/22/FUL – Bream Rugby Social Club, High Street, Bream, GL15 6JE

Redevelopment of the site to provide residential dwellings (9 no), and new clubhouse and associated parking facilities. Demolition of existing clubhouse and associated changing rooms and outbuildings (REVISED SCHEME).

WDPC note leisure facilities are popular with the residents; the Rugby Club are providing good quality and safe physical contact sport for adults and youngsters. Consultation carried out by the club shows a large resident support for the application, and the consultation carried out by FODDC also shows majority support for this application also.

Biodiversity and Climate change are also serious considerations for the community. WDPC note the importance that FODDC have attached to the ecology, witness the well drafted 32 important conditions, all protected species and their habitats and their wellbeing have been addressed WDPC wish to thank FODDC & GCC for this. However, the thought that has gone into the conditions should be supported by a documented Monitoring Procedure. The applicant has provided written procedures for most of the conditions and the proposed mitigation measures. For the mitigations to be realised and delivered WDPC formally request that FODDC build into the Conditions a written Monitoring Procedure covering the 32 conditions with associated timescales to ensure the continued protection of biodiversity, landscape, and residents.

WDPC would also like to restate its position on the need to provide affordable or shared equity homes and any cost benefit from the revision of this development should be allocated to afford or shared equity provision.

4b)

P0659/22/FUL – 34 Marians Walk, Berry Hill, Coleford, GL16 8QW

Erection of a first-floor extension and single storey rear extension with associated works.

WDPC are sympathetic to the needs of the resident in this application to modernise their home and their desire to make the building habitable for 21st century living.

WDPC also would like it noted that the plans as submitted are not sympathetic to the age and design of the entirety of the old cottage (now split to form Nos 32 & 34) as a Non-Designated Heritage Asset, we would also note that the single storey rear extension (this aspect is historically the front facade of the old cattle briar) does cause concerns for WDPC as to further loss of the built heritage and character of historic cottages within the FODDC area.

We also note that a previous application to modernise this cottage during the mid-70's was refused.

P0537/22/LD2 – Hunters Gate, 86A Grove Road, Berry Hill

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

WDPC will refer the decision on the requirement for planning permission to the FODDC planning department for final decision.

P0086/22/FUL – Spinners, Crow Ash Road, Berry Hill

Proposed first floor extension together with associated works.

WDPC have no observations.

4d)

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

Erection of a single storey rear extension with associated works – Amended Description.

WDPC have no observations.

P0557/22.FUL – Ardath, Upper Road, Pillowell, GL15 4RA

Conversion of carport into a garage with associated works.

WDPC supports this application.

P0482/22/FUL – 2 Fir Villa, Main Road, Pillowell

Change of use of annexe to dual annexe and holiday let use.

WDPC have no observations.

4e)

P0538/22/LD2 – 12 The Barracks, Parkend, Lydney

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

WDPC 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 property.

P0574/22/FUL – 29 Norchard Gardens, Whitecroft, Lydney, GL15 4UD

Erection of single storey rear extension and enclosed front porch with associated works.

WDPC have no observations.

4f)

P0599/22/FUL – Briar Cottage, Oakwood Road, Sling, GL16 8JG

Erection of a single storey rear extension and associated works. Demolition of existing extension.

WDPC have no observations.

P1583/20/FUL – Affordable homes at Marians Walk, Berry Hill

Erection of no. 17 affordable dwellings with access, parking, landscaping, and associated works.

WDPC are resubmitting as neutral and revoking any previous versions of their comments.

WDPC draw attention of the committee to the NDP for Berry Hill had identified this site as a potential location of affordable housing. Affordable Housing within the Parish is a priority concern

for the WDPC. However, it has been brought to our attention that there are several concerns and issues with this site, as detailed below and we urge the Planning Committee of FoDDC to give this serious consideration and put in place mitigating conditions to ensure the safe use of the site should permission be granted.

WDPC discussed the impacts on biodiversity and habitat loss close to the Wye Valley AONB, 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 site also sits within a Statutory Forest as defined by the COP26 conference and consideration should be given to the meeting of the requirement to protect such environs.

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 various 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 area 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.

Planning Enforcement

Lion Row, Parkend has 8 conditions as part of the development which are being ignored by the developer, especially those relating to site safety as the access road which should have been completed prior to occupation is not finished but the 7m wide double hedged wildlife corridor has not been included in the development with householders constructing gardens and ancillary outbuilding on this identified corridor. This needs to be addressed and although contact had been made with the enforcement team there has not yet been a response to this communication.

ACTION – Clerk to contact the enforcement team about this issue, along with Whitegates and Yorkley Court enforcement actions.

5. Next meeting: 5.30 pm, Tuesday 21st June 2022 at the West Dean Centre, Bream.

The meeting closed at 18:50