



WEST DEAN PARISH COUNCIL

Kim Carpenter
Clerk to the Council

P Holland
Deputy Clerk

Parish Office
West Dean Centre
High Street
Bream
Glos.
GL15 6JW

Tel. Parish Office: 01594 564484 (9.00am – 1.00pm)

Email: admin@westdeanpc.org.uk

Web site: www.westdeanpc.org.uk

PLANNING COMMITTEE MINUTES

Date of Meeting: 15th November 2022

Held At: 17:00 in the West Dean Centre

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

Clerk: K Carpenter

- 1 Apologies:** Cllrs J Dale, F McGuinness & A Bruce
- 2 Declarations of Interest:** None
- 3 Minutes of last meeting:** Agreed as an accurate record
- 4 Planning Applications and consultation – For consideration.**

Public Forum

Multiple residents from Yorkley Wood Road were in attendance to discuss the application at Corner House, Yorkley Wood Road, and the proposed change of use to a campsite and the building of a reception building and toilet/shower block. Mr Chris Nancollas was the spokesperson for the resident group.

They raised several objections to the development including the following:

- Access to the campsite – this is a single-track road with passing places for vehicles, its poorly lit and there is no footpath.
- There is already a campsite in existence off Yorkley Wood Road and the new development will increase traffic follows.
- Privacy of neighbouring properties, the application states its only visible from the 1st floor of neighbouring properties, but the site is clearly visible from the ground floor of neighbouring properties.
- Noise – there is likely to be an increase in ambient noise from the site
- There is also a concern about security and the potential for an increase in antisocial behaviour
- A sink hole appeared in the field during the period of the pandemic, which although now filled, raises questions about undermining in the area.
- There is also 4 fixed mobile homes proposed within the application

Further residents had contacted the Chair of the planning committee to raise their concerns and objections to this application.

Following this verbal statement from the spokesperson the planning committee then went on to debate the proposal.

Brought Forward - P1457/22/FUL – Corner House, Yorkley Wood Road, Yorkley, Lydney

Change of use of paddock to tourism for campers, campervans and parking of caravans, Yurts and Tipis and the erection of a reception building and toilet and shower block with boarded fence. Construction of new vehicular access.

WDPC Planning Committee will be requesting an extension to the timeframe for this consultation.

There was discussion about the proposed change of use for this location and the Highways Report and the conditions recommended was critical to this application. The planning committee agreed that some of the other material concerns were based on the loss of amenity and the potential for noise but the plans included screening and trees which may offset these concerns to some extent.

They agreed that the Coal Authority report, which questioned the stability of the land and the recommendation for testing was a key consideration, the applicant who attended the meeting confirmed that this was in hand.

A key concern for the parish is that this area is designated as open countryside within the Local Development Plan and any approval for change of use would make this a brownfield site with the potential for further development i.e., housing.

The planning committee agreed to contact FODDC Cllrs P Hiett and R Leppington about the 'calling in' of this application so that it is debated by the FODDC Planning Committee and Cllr P Dunford offered to represent the residents at the public forum of the FODDC planning committee.

4a) 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.

P1394/22/FUL – Rosehill, High Street, Bream

Subdivision of existing residential plot to allow the erection of a detached dwelling with off road parking and associated works. Demolition of existing double garage and widening of existing dropped kerb entrance and front boundary wall.

WDPC will be requesting an extension to the timeframe for consultation on this application due to concerns that this infill development is altering the building line and the street scene of the High Street. This requires further investigation and discussion before responding.

This develop is also within an area where there a several listed buildings which would mean that a Heritage Report should be provided to assess the impacts of this development on the surrounding buildings and street scene.

P1439/22/FUL – 10 Admirals Close, Bream, Lydney

Erection of garden hobby workshop.

WDPC wish to support and reinforce the officer's pre-application advice, this being that the proposed workshop would be accepted in principle provided that no material change of use takes place (i.e., change from a domestic workshop to a business where customers visit).

If the workshop is built to the proposed dimensions and the windows are not located within elevations where they would introduce overlooking to neighbouring properties and the building is

located more than 4m from adjoining properties, it should not have a negative impact on residential amenity.

P1482/22/FUL – Parkfields, New Road, Bream

Erection of a two-storey side extension and single storey rear utility extension and open porch. Insertion of new roof lights into existing roof, new windows, and internal alterations. Demolition of existing conservatory.

WDPC have no observations on this application.

4b) 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.

P1469/22/FUL – 29A Park Road, Berry Hill, Coleford

Erection of a single storey front extension.

WDPC have concerns that this development will result in greater overshadowing and loss of amenity light for the neighbouring properties. We would request that the planning officer makes suitable checks in this regard prior to determination of the application.

4c) 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.

P1365/22/FUL – Vanstone Cottage, Hillersland Lane, Shortstanding

Proposed two storey rear extension.

WDPC have no observations on this application, but we do question the validity of the Biodiversity Report where questions about hedgerows have been ticked as not being impacted but there are large hedgerows within 50m of the proposed development which may also be habitat for Dormice and the property boundary is hedging.

4d) Pillowell Ward

P1402/22/FUL – Land between Arlin Cottage and Shemara, Lower Road, Yorkley

Erection of agricultural building.

WDPC have objections to this application based on the following aspects.

- Has the applicant sought approval from Forestry England or the Verderers Court of the Forest of Dean to construct a new access over FE land? This has also been constructed and runs for several meters into the forest.
- The land at Captains Green is designated as public open space with the Forest Edge South NDP, has this been considered.
- There is already access to this field from Lower Road, Yorkley which is currently being used to gain access to the field.
- There is a need to review the layout as the concrete plinth has been constructed, which means this application is also part retrospective.

4e) Parkend Ward

P1433/22/FUL – The Bungalow, Wesley Road, Whitecroft

Conversion of garage to additional living space and erection of a single storey extension.

WDPC have no observations on this application.

4f) Sling & Ellwood Ward

P1430/22/FUL – Orchard Cottage, Clements End, Coleford

Change of use from agricultural land to additional residential curtilage. Erection of a single storey rear extension.

WDPC will defer to the Planning Officers and FODDC decision to resolve this legal question/decision about the change of use of 5m² of agricultural land to residential amenity to allow for a walkway to be constructed around the rear extension of the property.

5. AOB

Cllr S Dunford wanted to discuss the Men's Shed and the situation its currently facing. It would be a shame if this facility that supported men's mental health, wellbeing and social isolation was allowed to fold.

It was agreed by the planning committee that the following recommendation was proposed to Council at the next meeting:

'the recommendation to Council is that a letter of support for the Men's Shed be sent from WDPC to FODDC detailing the valuable work support this charity provides in relation to social inclusion, mental health support and the wellbeing of the men who utilise this resource.'

6. Next meeting: 5.00 pm, Tuesday 6th December 2022 at the West Dean Centre, Bream.

PLEASE NOTE THE CHANGED TIME FOR THE START OF THE MEETING