



WEST DEAN PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date of Meeting: 17th January 2023

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 A Grant & J Richmond
- 2 **Declarations of Interest:** None
- 3 **Minutes of last meeting:** Agreed as an accurate record
- 4 **Planning Applications and consultation – For consideration.**

5227-41 – Forest of Dean. Traffic Regulation Order Scheme.

WDPC support this application for additional traffic regulation orders.

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.

P1387/22/FUL – 2 Old School House, Coleford Road, Bream, Lydney

Conversion of partly built garage (previously approved P0818/08/APP) to additional living accommodation.

West Dean Parish Council supports this is a modest application for change of use from garage to accommodation. There are no structural changes to the dimensions of the building other than the addition of a roof (44mm from ground to apex). The structure remains single storey, there do not appear to be any overlooking or loss of amenity for neighbouring properties. The proposal is environmentally friendly. The applicant explains that the proposed conversion: - from garage to dwelling, to create bedroom and lounge which is to accommodate her elderly mother who she will be caring for.

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.

P1716/22/FUL – 34 Marians Walk, Berry Hill, Coleford

Erection of first floor side extension and single storey side extension and associated works (revised scheme).

West Dean Parish Council object to this application on the following grounds. WDPC believe that there are problems with some of this application against the Planning (Listed Building and

Conservation Areas) Act 1990, clause 69, which asks for updating assessments of heritage assets. The clause 84 (now repealed and replaced), concerning the disposal of Crown land (as these two sites are on a designated Crown Estate) was not enacted by FoD planning. There is also the policy of treating heritage assets the same way across England so that the legislation is applied to all subjects of England equally (NPPF 2021, paragraph 234). In light of this I flag up the policy document for historic cottages in the Statutory Forest (New Forest) in which historic cottages are treated as Non-designated Heritage Assets if not fully designated (listed building) because of their addition to the historic character of the area (see clause 3.4).

The previous planning application was passed even though it had a detrimental impact on the character of the landscape, without recognition of the legal clauses above and also the national planning policy. The current plan does not do anything to fix this problem. This cottage (32) and attached cattle byre (34) are on a historic map of 1758 (National Archive F17/96: Coverham Enclosure).

P1723/22/FUL – The Barn, Greenwood Farm, Joyford, Coleford

Proposed renovation and repairs to x2 existing barns. (PART-RETROSPECTIVE)

West Dean Parish Council requests that the planning officer ensures that like for like building materials are utilised on this application to ensure that the character of the barns are maintained. WDPC's reason for this are, that this is the refurbishment of the barns at this farm, one appears to be a threshing barn. Probably originally attached to Joyford Farm. The council can not object to their refurbishments, but an assessment should be made to see if the materials are appropriate. Unusually this report does flag up Environmental issues. The hedge lines in this area are presumably 17th to 19th century in date.

Please also refer to the above note about the need to undertake heritage assessments in compliance with NPPF 2021, paragraph 234.

4e) Parkend Ward

P0006/23/TPO – Whitemead Forest Park, Folly Road, Parkend, Lydney

Undertake crown lift to give clearance of approximately 3.5 metres to the following trees: 4 x Oak and 1 x Hornbeam covered by G! of DFTPO 41, and 1 x Oak covered by T1 of DFTPO 41. The work is proposed in order to allow site users safe and unrestricted access to the area.

West Dean Parish Council refers this decision to the Tree Officer, MR S Payne for comment and decision.

5. Any Other Business

PD advised the meeting of the site visit with the FODDC Planning Committee members to Yorkley Wood Road for the application P1031/22/FUL (Badgers) prior to its debate at committee. Whilst at the site PD took the opportunity to mention P1457/22/FUL (Corner House) application and the local opposition and petition that surrounded this application, which is pending consideration currently.

The meeting then discussed the current Planning Enforcement actions and the need to establish progress on these for Lion Row Parkend (which now has the electronic gates installed), Yorkley Court Farm and new build next to Crossing Cottage, Whitecroft.

ACTION – Clerk to invite Clive Reynolds to planning committee

The clerk was also asked to collate all the feedback containing reference to Heritage Legislation and non-designated heritage asset information.

6. Next meeting: 5.00 pm, Tuesday 7th February 2023 at the West Dean Centre, Bream.