



WEST DEAN PARISH COUNCIL

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Clerk to the Council

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PLANNING COMMITTEE MINUTES

Date of Meeting: 18th April 2023

Held At: 17:00 in the West Dean Centre

Present: Cllrs P Dunford, B Evans & S Dunford

Clerk: P Holland

- 1 Apologies:** Cllr S Yeates
- 2 Declarations of Interest:** None
- 3 Minutes of last meeting 4th April 2023:** The minutes were agreed as an accurate record.
- 4 Planning Applications and consultation – For consideration.**

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.

P0394/23/FUL – Rosehill, High Street, Bream, Lydney.

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 walls. (Revised scheme)

West Dean Parish Council want to submit an overall rejection based on the following comments from the planning committee.

“The proposed dwelling is not in line (it is set back) with the existing dwellings in High Street, neither does it fit in with the street characteristics.

The proposed dwelling is adjacent to a nearby Listed Building and is not compatible with the local heritage.”

However, should FODDC approve this application WDPC would seek to ensure materials and elevations would complement the street characteristics.

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.

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.

4d) Pillowell Ward

4f) Sling & Ellwood Ward

P0341/23/FUL – Scarr Bandstand, Sling, GL16 8JA

Proposed replacement permanent canopy roof over existing bandstand structure with associated works.

West Dean Parish Council fully support the Friends of Scarr Bandstand and this application as the new permanent canopy will allow the continued use of Scarr Band Stand, run entirely by volunteers, for future performances of enjoyable cultural events from music to plays set in this therapeutic woodland environment, which will promote health and wellbeing for both the community and visitors.

WDPC encourage FODDC Planning and Development Department to grant this application.

P0395/23/FUL – The Cottage, Home Farm Lane, Ellwood, Coleford

Erection of two storey side extension and associated works to provide office space and annexe ancillary to main dwelling.

West Dean Parish Council note that the applicant states this extension is to create live-in accommodation for an elderly relative and office space. WDPC have no objection to this but are concerned that it could later become “Air B & B” accommodation.

Gloucestershire County Council Application

23/0008/FDMAJW – Unit 16, New Dunn Business Park, Sling, GL16 8JD

Retrospective application for a metal recycling and car breaking operations facility.

West Dean Parish Council feel it would have been more appropriate for this to have followed due process by being submitted as a Full Planning Application rather than retrospective to allow for full and valid consultation debate and formal report via West Dean Parish Council Planning Committee.

Notes of further discussions.

Cllr P Dunford requested that FODDC Planning Department be asked again to ensure that a copy of any applications within West Dean Parish arrive at the Parish Office in a timely fashion to ensure that they can be looked at fully before the meetings of West Dean Parish Council Planning Committee, this is not always possible online as details can be missed.

Cllr P Dunford raised concerns that the Corner House Application would not be going to FODDC Planning and Development Committee until approx. 13th June 2023, he asked that Cllr S Dunford be nominated to speak on this application.

Cllr S Dunford requested that WDPC's disappointment that the Hazeldene application P1072/23/FUL, was given permission against the wishes of both WDPC and local residents.

Cllr S Dunford advised that there were consultations out at this time on “Introduction of a class for short term lets and associated permitted development rights” and a “Consultation on a registration scheme for short term lets in England” which are out at this time, due to the time scale for responses, 11:59pm on 7th June 2023 Cllr S Dunford said he has asked for this to be put on the

Full Council Agenda for 26th April 2023. Cllr S Dunford is happy to draft up a response to the consultations.

5. **Next meeting: 5.00 pm, Tuesday 2nd May 2023 at the West Dean Centre, Bream.**

Planning Applications Decided in March 2023 within West Dean Parish

- **Change of use of existing garage loft store to holiday let.**

Hazeldene Johnsons Way Yorkley Lydney Gloucestershire GL15 4RZ

Ref. No: P0172/23/FUL | Received: Mon 06 Feb 2023 | Validated: Tue 07 Feb 2023 | Status: **Consent**

- **Erection of wooden open sided decking with roof and associated works.**

Laurel Villa School Road Pillowell Gloucestershire GL15 4QT

Ref. No: P0035/23/FUL | Received: Mon 09 Jan 2023 | Validated: Tue 31 Jan 2023 | Status: **Consent**

- **Alterations and change of use, to convert hostel into x2 dwellings, x1 of the dwellings to be used as a holiday let. (Part retrospective).**

The Fountain Inn Parkend Lydney Gloucestershire GL15 4JD

Ref. No: P1771/22/FUL | Received: Tue 27 Dec 2022 | Validated: Mon 16 Jan 2023 | Status: **Consent**

- **Erection of new dwelling with associated works.**

April Cottage Meadow Close Viney Hill Lydney Gloucestershire GL15 4NX

Ref. No: P1736/22/FUL | Received: Mon 19 Dec 2022 | Validated: Wed 11 Jan 2023 | Status: **Consent**

- **Alterations and raising of external walls and addition of a new roof with associated new fenestration to Barn 1 (Retrospective). Removal of the corrugated roof and installation of a new roof with repairs, repointing to existing stone walls, removal of existing fenestration and installation of new fenestration and associated works to Barn 2. Use of Barn 1 for storage.**

Barns Joyford Coleford Gloucestershire GL16 7AS

Ref. No: P1723/22/FUL | Received: Fri 16 Dec 2022 | Validated: Mon 19 Dec 2022 | Status: **Refused**

- **Erection of single storey extension with associated works.**

Brooklyn Cottage New Road Parkend Gloucestershire GL15 4JA

Ref. No: P1547/22/FUL | Received: Mon 07 Nov 2022 | Validated: Wed 01 Feb 2023 | Status: **Consent**

- **Proposed upgrading of existing holiday accommodation to provide 1 new tree house.**

Perch Lodge Mile End Gloucestershire GL16 7DA

Ref. No: P0576/22/FUL | Received: Tue 26 Apr 2022 | Validated: Mon 09 Jan 2023 | Status: **Consent**

- **Creation of a new vehicle access and closure of existing**

Land Opposite Yorkley Court Lydney Road Yorkley Gloucestershire

Ref. No: P0249/22/FUL | Received: Mon 21 Feb 2022 | Validated: Tue 08 Mar 2022 | Status: **Refused**

