



# WEST DEAN PARISH COUNCIL

Kim Carpenter  
Clerk to the Council

P Holland  
Deputy Clerk

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West Dean Centre  
High Street  
Bream  
Glos.  
GL15 6JW

## PLANNING COMMITTEE MINUTES

Date of Meeting: 1<sup>st</sup> August 2023

Held At: 17:00 in the West Dean Centre

**Present:** Cllrs S Dunford, B Evans, S Yeates & S Lewis

**Clerk:** K Carpenter

### **Public Questions & Comments**

A resident was in attendance to listen to the discussion about a specific application.

- 1      **Apologies:** Cllr M Costley & E Cooper
- 2      **Declarations of Interest:** None received.
- 3      **Minutes of last meeting:** Agreed as an accurate record of the meeting.
- 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.***

#### **P0928/23/FUL – 10 Hillside Close, Bream, Lydney – 15/08/23**

*Side and rear extensions with associated external works, proposed off road vehicle parking area. Brick skin to existing external walls.*

West Dean Parish Council have no observations to make but support this application which provides additional space for a growing family.

#### **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.***

#### **P0929/23/FUL – Westview, 22 Grove Road, Berry Hill – 11/08/23**

*Erection of two-storey side extension with associated works.*

West Dean Parish Council are supportive of this application and note that the applicant has taken consideration of our previous comments and submitted a more sympathetic design which is in keeping with the local character. WDPC note this but would suggest that the new window could mirror the existing bay window elevations.

#### **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.***

#### **P0875/23/FUL – Magnolia Cottage, Hillersland Land, Shortstanding, Coleford – 9/8/2023**

*Provision of new pedestrian access and removal of existing access.*

West Dean Parish Council have no observations to make on this application but note that the parking area shown would appear not to be the applicant's land.

#### **4d) Pillowell Ward**

None received.

#### **4f) Sling & Ellwood Ward**

#### **P0761/23/FUL – Chapel House, Clements End, Coleford – 9/8/2023**

*Change of use of land from paddock to tourism use, conversion of barn to create a two-bedroom holiday let and the installation of 2 x holiday let pods with associated works.*

West Dean Parish Council would like to reiterate our comments from the 18<sup>th</sup> July 2023 meeting, which were submitted on the planning portal and have the following comments:-

We note the flood risk due to surface run off near this property and local knowledge of this area describes this runoff accumulating on the corner near the property, reaching depths of 6 inches or more.

West Dean PC also note that in the planning application documents the entrance to the field from Clements End Road is claimed to be a long-standing entrance but there is no historical evidence of an entrance at this location. We also note that this field was previously used for horses and other livestock.

#### **4g) Parkend Ward**

None received.

### **5 Chair's Items**

The Chair brought the following items to the meetings attention:

- a. The enforcement action at Lion Row, Parkend has been given a further extension on the gates and ecology concerns. We need to write to Enforcement and ask when these actions will conclude.
- b. There is a concern from the Clerk and the Chair that comments submitted from the Parish Council are not appearing on the portal following the Clerk submitting the comments from the meeting discussion via the Consultee in-tray facility of the planning portal. This failure to include the parish council comments reflect badly on the planning committee and the Clerk will ensure that a note is added to the parish website to inform residents that the comments made in the planning minutes are also the comments submitted to FODDC on the application.
- c. There was a brief discussion about the heritage status of the boundary stones, which mark the statutory forest boundary. The meeting noted that several stones at various locations have been compromised and these should be protected and recorded before they disappear, as currently it seems that FODDC are abdicating their responsibilities regarding heritage conservation. Cllr Yeates added that the perambulation walk that he had proposed would be a way of noting and recognising the value of these stones. It was proposed that a letter be sent to planning raising our concerns, but this was changed following the meeting and a letter will be sent to the Chair of FODDC Planning Committee to raise our concerns.

- d. There was a brief discussion about the Berry Hill NDP and the need for this to be reviewed and updated, the listing of pre-1835 buildings is not included, and this is one element which can be updated quickly. Cllr Dunford suggested that the FESNP be referenced and that the ward councillors should begin this piece of work to update the plan.
- e. The Chair advised the meeting that he would not be in attendance on the 15<sup>th</sup> August and asked the Vice-Chair to lead the meeting.

**6 Next meeting: 5.00 pm, Tuesday 15<sup>th</sup> August 2023 at the West Dean Centre, Bream.**

The meeting closed at 17:55

**PLANNING APPLICATION DECISIONS**

|                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <a href="#"><u>Discharge of Condition 4 (scheme for biodiversity enhancements), Condition 7 (cycle storage facilities) and Condition 8 (foul and surface water drainage scheme) relating to planning permission P1736/22/FUL.</u></a>                                                                                                                                                                                                     |
| Land At April Cottage Meadow Close Viney Hill Lydney Gloucestershire<br>Ref. No: P0053/23/DISCON   Received: Fri 19 May 2023   Validated: Fri 19 May 2023   Status: Consent<br><a href="#"><u>Erection of single storey rear extension and double garage with workshop / store, new vehicle access.</u></a>                                                                                                                               |
| The Bungalow Woodgate Road Five Acres Coleford Gloucestershire GL16 7QL<br>Ref. No: P0629/23/FUL   Received: Fri 05 May 2023   Validated: Tue 30 May 2023   Status: Consent<br><a href="#"><u>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.</u></a> |
| Corner House Yorkley Wood Road Yorkley Lydney Gloucestershire GL15 4TY<br>Ref. No: P1457/22/FUL   Received: Mon 17 Oct 2022   Validated: Tue 18 Oct 2022   Status: Consent                                                                                                                                                                                                                                                                |

**BUILDING CONTROL APPLICATIONS APPROVED**

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| <a href="#"><u>Replacement roof, removal of chimney, insertion of 2 roof-lights.</u></a>                                                                                                                                                                                                        |
| Yew Tree Cottage New Road Bream Lydney Gloucestershire GL15 6HH<br>Ref. No: BN0437/23   Deposited: Mon 31 Jul 2023   Decided: Mon 31 Jul 2023   Status: Building Work Started<br><a href="#"><u>Install one or more new circuits</u></a>                                                        |
| Windyridge Sun Green Road Bream Lydney Gloucestershire GL15 6HX<br>Ref. No: NICEIC3048/23   Deposited: Tue 25 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#"><u>Removal of 3no. Internal loadbearing walls, installation of steel beams over and associated works.</u></a> |
| Glen View Lower Road Yorkley Lydney Gloucestershire GL15 4TH<br>Ref. No: BN0424/23   Deposited: Tue 25 Jul 2023   Decided: Tue 25 Jul 2023   Status: Building Work Started<br><a href="#"><u>Install a gas-fired boiler</u></a>                                                                 |
| 6 Ranters Green Bream Lydney Gloucestershire GL15 6GA<br>Ref. No: GASAFE0686/23   Deposited: Wed 19 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#"><u>Install cavity wall insulation</u></a>                                                                               |
| Laburnum Cottage Montpellier Road Bream Lydney Gloucestershire GL15 6LZ<br>Ref. No: NAPIT2866/23   Deposited: Tue 18 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#"><u>Saltfire: Bignut with Descriptor Install a solid fuel dry fuel room heater stove or cooker</u></a>  |
| Worcester Walk Cottage Nine Wells Road Berry Hill Coleford Gloucestershire GL16 7AT<br>Ref. No: HETAS3034/23   Deposited: Tue 18 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#"><u>Install an oil storage tank Installation of an oil fired boiler</u></a>                 |
| 3 Railway Cottages Parkend Lydney Gloucestershire GL15 4JD<br>Ref. No: OFTEC2940/23   Deposited: Tue 18 Jul 2023   Decided:   Status: Building Work Complete                                                                                                                                    |

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| <a href="#">Install replacement windows in a dwelling</a>                                                                                                                                                                                                                                                                                       |
| 18 Greenacre Bream Lydney Gloucestershire GL15 6AP<br>Ref. No: FENSA2838/23   Deposited: Mon 17 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Install replacement windows in a dwelling</a>                                                                                                                               |
| 2 Greenacre Bream Lydney Gloucestershire GL15 6AP<br>Ref. No: FENSA2834/23   Deposited: Mon 17 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Install replacement door in a dwelling</a>                                                                                                                                   |
| 2 Greenacre Bream Lydney Gloucestershire GL15 6AP<br>Ref. No: FENSA2835/23   Deposited: Mon 17 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Install replacement windows in a dwelling</a>                                                                                                                                |
| 19 Greenacre Bream Lydney Gloucestershire GL15 6AP<br>Ref. No: FENSA2839/23   Deposited: Mon 17 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Install replacement doors in a dwelling</a>                                                                                                                                 |
| 19 Greenacre Bream Lydney Gloucestershire GL15 6AP<br>Ref. No: FENSA2837/23   Deposited: Mon 17 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Install replacement doors in a dwelling</a>                                                                                                                                 |
| 18 Greenacre Bream Lydney Gloucestershire GL15 6AP<br>Ref. No: FENSA2836/23   Deposited: Mon 17 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Circuit alteration or addition in a special location</a>                                                                                                                    |
| 2 Church View Woodland Road Christchurch Coleford Gloucestershire GL16 7NR<br>Ref. No: NICEIC2948/23   Deposited: Sun 16 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Single storey side extension to create a new players entrance, larger player lounge and updated toilets.</a>                                       |
| Berry Hill Rugby Football Club Lakers Road Five Acres Coleford Gloucestershire GL16 7QT<br>Ref. No: BN0409/23   Deposited: Thu 13 Jul 2023   Decided: Thu 13 Jul 2023   Status: Building Work Started<br><a href="#">Install a replacement consumer unit Rewire of all circuits</a>                                                             |
| Allbrook Cottage Main Road Pillowell Lydney Gloucestershire GL15 4QY<br>Ref. No: NICEIC2950/23   Deposited: Thu 13 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Install a replacement consumer unit</a>                                                                                                                  |
| Lizarn 2 Council Villas Main Road Lower Yorkley Lydney Gloucestershire GL15 4TR<br>Ref. No: NICEIC2897/23   Deposited: Wed 12 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Conversion of attached outbuilding to habitable accommodation and associated alterations, including replacement roof structure to garage.</a> |
| Cheslands Oakwood Road Sling Coleford Gloucestershire GL16 8JG<br>Ref. No: BN0404/23   Deposited: Wed 12 Jul 2023   Decided: Wed 12 Jul 2023   Status: Building Work Started<br><a href="#">Install a replacement consumer unit</a>                                                                                                             |
| 35 Ironstone Close Bream Lydney Gloucestershire GL15 6HF<br>Ref. No: NICEIC3047/23   Deposited: Tue 11 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Install replacement doors in a dwelling</a>                                                                                                                          |
| 15 Greenacre Bream Lydney Gloucestershire GL15 6AP<br>Ref. No: FENSA2822/23   Deposited: Mon 10 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Install replacement doors in a dwelling</a>                                                                                                                                 |
| 35 Greenacre Bream Lydney Gloucestershire GL15 6AP<br>Ref. No: FENSA2821/23   Deposited: Mon 10 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Install one or more new circuits</a>                                                                                                                                        |
| Wolf Lodge 1 Lion Row Parkend Lydney Gloucestershire GL15 4JZ<br>Ref. No: NICEIC3049/23   Deposited: Mon 10 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Install replacement windows in a dwelling</a>                                                                                                                   |
| 8 Greenacre Bream Lydney Gloucestershire GL15 6AP<br>Ref. No: FENSA2818/23   Deposited: Mon 10 Jul 2023   Decided:   Status: Building Work Complete<br><a href="#">Install replacement doors in a dwelling</a>                                                                                                                                  |

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| <p>13 Trenchard Road Bream Lydney Gloucestershire GL15 6AR</p> <p>Ref. No: FENSA2820/23   Deposited: Mon 10 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">Install replacement windows in a dwelling</a></p>                                                                                                                   |
| <p>9 Trenchard Road Bream Lydney Gloucestershire GL15 6AR</p> <p>Ref. No: FENSA2815/23   Deposited: Mon 10 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">Install replacement windows in a dwelling</a></p>                                                                                                                    |
| <p>13 Trenchard Road Bream Lydney Gloucestershire GL15 6AR</p> <p>Ref. No: FENSA2816/23   Deposited: Mon 10 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">Install replacement windows in a dwelling</a></p>                                                                                                                   |
| <p>35 Greenacre Bream Lydney Gloucestershire GL15 6AP</p> <p>Ref. No: FENSA2817/23   Deposited: Mon 10 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">Install replacement doors in a dwelling</a></p>                                                                                                                          |
| <p>8 Greenacre Bream Lydney Gloucestershire GL15 6AP</p> <p>Ref. No: FENSA2823/23   Deposited: Mon 10 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">Install replacement windows in a dwelling</a></p>                                                                                                                         |
| <p>15 Greenacre Bream Lydney Gloucestershire GL15 6AP</p> <p>Ref. No: FENSA2819/23   Deposited: Mon 10 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">Install replacement window in a dwelling</a></p>                                                                                                                         |
| <p>Joberrhn High Street Bream Lydney Gloucestershire GL15 6JF</p> <p>Ref. No: FENSA3016/23   Deposited: Sun 09 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">Refurbishment of WC's and drying room.</a></p>                                                                                                                   |
| <p>Vallets Wood Highways Department Maintenance Depot Cannop Coleford Gloucestershire GL16 7EH</p> <p>Ref. No: BN0396/23   Deposited: Fri 07 Jul 2023   Decided: Fri 07 Jul 2023   Status: Building Work Started</p> <p><a href="#">Install a replacement consumer unit</a> <a href="#">Install one or more new circuits</a></p>                        |
| <p>Chelfham House Marians Lane Berry Hill Coleford Gloucestershire GL16 8QJ</p> <p>Ref. No: NICEIC2970/23   Deposited: Thu 06 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">Install one or more new circuits</a></p>                                                                                                          |
| <p>12 Harold Road Yorkley Lydney Gloucestershire GL15 4SD</p> <p>Ref. No: NICEIC2954/23   Deposited: Thu 06 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">First floor loft extension to garage to form holiday accommodation.</a></p>                                                                                         |
| <p>Annexe At Higrove Neds Top Oldcroft Lydney Gloucestershire GL15 4NQ</p> <p>Ref. No: FP0391/23   Deposited: Thu 06 Jul 2023   Decided:   Status: Pending Consideration</p> <p><a href="#">Install a heating system</a> <a href="#">Install a unvented hot water storage with a heating system</a> <a href="#">Install an air source heat pump</a></p> |
| <p>12 Harold Road Yorkley Lydney Gloucestershire GL15 4SD</p> <p>Ref. No: NICEIC2763/23   Deposited: Thu 06 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">Install one or more new circuits</a></p>                                                                                                                            |
| <p>18 Glencarn Place Five Acres Coleford Gloucestershire GL16 7QP</p> <p>Ref. No: NICEIC2765/23   Deposited: Wed 05 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">Install a gas-fired boiler</a></p>                                                                                                                          |
| <p>23 Laureldene Sling Coleford Gloucestershire GL16 8LU</p> <p>Ref. No: GASAFE0703/23   Deposited: Tue 04 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">Install replacement windows in a dwelling</a> <a href="#">Install replacement door in a dwelling</a></p>                                                             |
| <p>Glemdene Pine Tree Way Viney Hill Lydney Gloucestershire GL15 4NT</p> <p>Ref. No: FENSA3025/23   Deposited: Tue 04 Jul 2023   Decided:   Status: Building Work Complete</p> <p><a href="#">Installation of a level access shower.</a></p>                                                                                                            |
| <p>11 Coverham Close Berry Hill Coleford Gloucestershire GL16 7QX</p> <p>Ref. No: BN0375/23   Deposited: Mon 03 Jul 2023   Decided: Mon 03 Jul 2023   Status: Building Work Started</p> <p><a href="#">Single storey rear extension (reversion of IN0681/22)</a></p>                                                                                    |
| <p>Nags Head Cottage Oldcroft Road Yorkley Slade Lydney Gloucestershire GL15 4RX</p>                                                                                                                                                                                                                                                                    |

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| Ref. No: RA0370/23   Deposited: Mon 03 Jul 2023   Decided: Mon 03 Jul 2023   Status: Building Work Complete |
| <a href="#">Install a gas-fired boiler</a>                                                                  |
| 4 Morcroft Place Whitecroft Lydney Gloucestershire GL15 4RQ                                                 |
| Ref. No: GASAFE0700/23   Deposited: Mon 03 Jul 2023   Decided:   Status: Building Work Complete             |
| <a href="#">Install replacement windows in a dwelling</a>                                                   |
| 14 Greenacre Bream Lydney Gloucestershire GL15 6AP                                                          |
| Ref. No: FENSA2724/23   Deposited: Mon 03 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">Install replacement doors in a dwelling</a>                                                     |
| 14 Greenacre Bream Lydney Gloucestershire GL15 6AP                                                          |
| Ref. No: FENSA2723/23   Deposited: Mon 03 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">Install replacement door in a dwelling</a>                                                      |
| 36 Greenacre Bream Lydney Gloucestershire GL15 6AP                                                          |
| Ref. No: FENSA2722/23   Deposited: Mon 03 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">Install replacement doors in a dwelling</a>                                                     |
| 17 Trenchard Road Bream Lydney Gloucestershire GL15 6AR                                                     |
| Ref. No: FENSA2721/23   Deposited: Mon 03 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">Install replacement door in a dwelling</a>                                                      |
| 7 Trenchard Road Bream Lydney Gloucestershire GL15 6AR                                                      |
| Ref. No: FENSA2720/23   Deposited: Mon 03 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">Install replacement doors in a dwelling</a>                                                     |
| 9 Trenchard Road Bream Lydney Gloucestershire GL15 6AR                                                      |
| Ref. No: FENSA2719/23   Deposited: Mon 03 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">Install replacement door in a dwelling</a>                                                      |
| 3 Greenacre Bream Lydney Gloucestershire GL15 6AP                                                           |
| Ref. No: FENSA2718/23   Deposited: Mon 03 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">Install replacement windows in a dwelling</a>                                                   |
| 36 Greenacre Bream Lydney Gloucestershire GL15 6AP                                                          |
| Ref. No: FENSA2717/23   Deposited: Mon 03 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">Install replacement windows in a dwelling</a>                                                   |
| 3 Greenacre Bream Lydney Gloucestershire GL15 6AP                                                           |
| Ref. No: FENSA2714/23   Deposited: Mon 03 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">Install replacement windows in a dwelling</a>                                                   |
| 7 Trenchard Road Bream Lydney Gloucestershire GL15 6AR                                                      |
| Ref. No: FENSA2715/23   Deposited: Mon 03 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">Install replacement windows in a dwelling</a>                                                   |
| 17 Trenchard Road Bream Lydney Gloucestershire GL15 6AR                                                     |
| Ref. No: FENSA2716/23   Deposited: Mon 03 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">Circuit alteration or addition in a special location</a>                                        |
| Jasmine Cottage Blue Rock Crescent Bream Lydney Gloucestershire GL15 6LW                                    |
| Ref. No: NAPIT2772/23   Deposited: Sun 02 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">Install one or more new circuits</a>                                                            |
| Old Hollies Clements End Coleford Gloucestershire GL16 8LL                                                  |
| Ref. No: NAPIT2778/23   Deposited: Sun 02 Jul 2023   Decided:   Status: Building Work Complete              |
| <a href="#">New solid panels replacing translucent panels within existing conservatory roof.</a>            |
| Lansdown Corner Lansdown Walk Bream Lydney Gloucestershire GL15 6NE                                         |
| Ref. No: FP0278/23   Deposited: Thu 04 May 2023   Decided: Fri 28 Jul 2023   Status: Accepted               |