



# WEST DEAN PARISH COUNCIL

Kim Carpenter  
Clerk to the Council

P Holland  
Deputy Clerk

Tel. Parish Office: 01594 564484 (9.00am – 1.00pm)  
Email: [admin@westdeanpc.org.uk](mailto:admin@westdeanpc.org.uk)  
Web site: [www.westdeanpc.org.uk](http://www.westdeanpc.org.uk)

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

## **PLANNING COMMITTEE MINUTES**

Date of Meeting: 16<sup>th</sup> January 2024  
Held At: 17:00 in the West Dean Centre

**Present:** Cllrs s Dunford (Chair), B Evans, S Yeates, S Lewis & E Cooper  
**Clerk:** K Carpenter

**Meeting opened at 17:00**

### **Public Forum.**

Two residents were in attendance to discuss with the Committee their thoughts and concerns about the Meadow Walk, Sling application. They raised concerns about loss of available parking space when the garages are built; the impact these may have on light to a particular property; the loss of access for residents to walk safely to the path towards the houses. They also spoke briefly about other areas nearby where parking space could be identified but this land is under different ownership and was currently being used to store pipes etc for local gas mains work.

The committee were empathetic to their concerns but did detail that the Councils response needed to be based on planning legislation with the focus being on areas of material considerations, which included loss of amenity and loss of sunlight. These concerns would be incorporated into the Councils response to the application and submitted to the Planning Officer for consideration.

### **Apologies.**

No apologies were received.

### **Declarations of Interest.**

There were no declarations of interest given by those in attendance.

### **Minutes of last meeting (19<sup>th</sup> December 2023)**

The minutes of the last meeting were proposed as an accurate record of the meeting.

### **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.***

**P1624/23/FUL – Hanswell House, Horwell Hill, Bream, - 18.01.24**

*Erection of a single storey extension to create additional living / bedroom space. Existing habitable loft area (as previously approved) to be accessed via a separate staircase as part of the side extension, to become a self-contained annexe for use by elderly parent.*

West dean PC have no objections to this application but would appreciate the Council seeking a Heritage Report on the property so that existing features of note are identified and protected.

**P1586/23/FUL – Land Off Jubilee Lane, Bream – 18/01/24**

*Erection of a detached dwelling.*

West Dean PC note that previous applications were redrawn or disallowed and would ask for proper consideration of the plans to be undertaken. We also note the Coal Authority request for investigation of mining and surface works and would support this request.

**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.***

**P1612/23/FUL – Northern Field Between Marian's Walk and Grove Road (Also Known As Land At Grove Road Berry Hill), Coleford, – 18/01/24**

*Variation of conditions 02 (approved plans) & 19 (roof and external facing materials) relating to P1583/20/FUL to allow for proposed site levels and some minor amendments to the site layout plan and planning design and amendments to the external facing materials.*

West Dean Parish Council would like to raise the following comments for consideration:

Alterations to site levels: The site levels originally and those new ones proposed do nothing to compensate for the drainage that runs into the ditch on the east side of the site from Grove Road, Forest Patch and Kells Road. The drive severs this ditch and will presumably make the soakaway on the field worse.

Building palette. The reconstituted stone looks like a carboniferous limestone, this largely occurs only in new builds in the area and is not the coal measure sandstone that occurs as the bedrock. The coal measure sandstone can in certain places tend towards a pennant sandstone (Yellow to green).

**P1435/23/FUL – Forest Leisure Coleford, Beech Avenue, Five Acres – 18/01/24**

*Refurbishment of Speedwell building into community facilities, plus the addition of a new build sports hall and atrium to create a leisure use that is flexible for a community hub and leisure centre. External works, including soft landscaping and car parking. Separate cycle store, and sports pavilion.*

West Dean Parish Council notes and welcomes the letter from Sports England.

We would also still prefer to have low level lighting in the car park of the facility rather than the high-level lighting currently proposed, this would benefit the night time biodiversity in and around the site.

#### **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.***

None received.

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

##### **P1701/23/TCA – Sleekburn, Kidnalls Road, Pillowell – 17/01/24**

*Magnolia (T1), reduce crown by approximately 1 metre. Holly Hedge (T2), 2 metre section at far end to be reduced in height by 1 metre. Strawberry Tree (T3), raise canopy to approximately 2.5 metres above ground level. Ash Tree (T4), remove brash up to 10 metres above ground level. Leylandii (T5) fell due to poor condition and replace with a Korean Fir. Apple (T6), crown reduction of approximately 1 metre. Strawberry Tree (T7), rise canopy to approximately 2.5 metres above ground level.*

West Dean PC have no comments and would defer this decision to the professional opinion of the Tree Officer.

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

##### **P1609/23/FUL – Garages At, Meadow Walk, Sling – 26/01/24**

*Erection of No. 4 garages with associated works.*

West Dean PC has serious concerns with the impact this application has on the loss of amenity for residents, including the potential loss of light for one property in particular. Those living in Meadow Walk have a long enjoyed custom and practice of being able to park on the apron and spare area of this site. The development will also severely impact on pedestrian access to the area.

We ask that the Planning Officer considers these concerns whilst deciding on this application.

##### **P1587/23/OUT – Land at Winscombe, Bromley Road, Ellwood – 18/01/24**

*Outline Application (all matters reserved) for the erection of a detached dwelling with associated works.*

West Dean Parish Council supports the concerns raised by other Statutory Consultees, such as the Coal Authority. We would also question if this development fit the current housing density for Ellwood and have concerns about the lack of amenity space proposed at the property.

We would also raise concerns about the precedent this application may set for future development within an historic landscape, the 1947 Hobhouse Report identified the Forest of Dean as a landscape of National Importance.

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

None received.

#### **5. Chairs Items –**

Lyon Row, Parkend – this is still rumbling on but the letter from the consultant engineer has been accepted by the Coal Authority, which now leaves the gates and the wildlife corridor with enforcement.

The Builders Yard, Parkend – this is current at appeal with the Planning Inspector, but the site has been churned up and some trees/undergrowth has been removed by the applicant.

**6. Next meeting: 5.00 pm, Tuesday 6<sup>th</sup> February 2024 at the West Dean Centre, Bream.**