



WEST DEAN PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date of Meeting: 7th May 2024

Held At: 17:00 in the West Dean Centre

Present: Cllrs S Dunford, B Evans, S Lewis, E Cooper & A Bruce.

Clerk: K Carpenter

Public Forum.

A large contingent of the public were in attendance to raise their concerns about two of the applications being discussed at the meeting. A representative for resident's close to the field which has an outline application (P0332/24/OUT) spoke in some depth about the concerns and issues that residents have about this proposal. The main concerns are:-

- about the site being outside the settlement boundary of Bream.
- Biodiversity and the loss of habitat including the impacts this may have on the Devils Chapel bat roosts and other vulnerable species.
- Odour from the nearby chicken farm and the impacts this has on residents as well as the insufficient data that has been collected for the application.
- Concerns about surface water flooding and run off, especially in light of the recent damage to Lydney Road caused by such a flooding incident.
- there is also concerns that the local mining works have not been considered in the application and the potential for subsidence;
- as well as other issues such as poor local services and connectivity.
- Another member of the public informed the meeting that the field contained an underground lake, which is the cause of the central dip in the field.
- There were also concerns that elderly residents were still unaware of the application as the method of notification has been changed and many of these residents don't have access to the internet, with some of these being directly impacted by this proposed development.

Cllr Dunford summarised these points and included the loss of amenity for residents as the field is used by children to play as well as walkers and a reduction in the rural approach to the village. Cllr Evans also added that the planning officer had noted the odour survey and has asked additional questions as insufficient information has been submitted with the application.

Another member of the public wished to speak about the Blue Rock Cottage (P0390/24/FUL) development and the fact that nothing was posted to notify residents of the application until Friday 3rd May. They identified the lane to the cottage as being too narrow and potentially inaccessible for lorries and that there was no access to the garden from the cul-de-sac on which the cottage is located with limited parking for residents let alone works vehicles.

Another resident added some additional concerns from being adjacent to the site, these were:

- Loss of amenity through overlooking of the garden at their property
- The development will be within 2m of their property.

- Concerns about entrance and egress and the visibility that is required not being achievable for this property.
- Some of the proposed windows will directly face their home.
- Noise issues during construction.
- Parking of works vehicles and the potential for this to block access to their property.

Cllr Bruce noted again that residents had not received notification from the planning department, which was of concern as some of these residents would be affected by the proposed developments. She asked that residents send letters raising their concerns about lack of notification.

Cllr Evans advised the members of public that it was possible to have a planning application 'called in' by the District Councillor for the area which would often mean that the application would then be debated by the Development Control Committee at FoDDC instead of being an officer decision.

A small number of residents from Sling were also in attendance to raise concerns about a previous application and what has occurred since this particular application was turned down by planning. The landowner, who also owns a number of the garages, won't be renewing leases and is proposing a charge for parking which is causing a lot of concern for residents who have nowhere else to park.

Cllr Dunford advised that this was not a planning matter and potentially WDPC could act as an advocate with the landlord and residents, Cllr Lewis, who is fully aware of this matter, offered to act as the advocate in this situation.

There was a question about parking meters and custom and practice of parking in this area from a member of the public, but Cllr Dunford advised that a lawyer should be consulted about this as WDPC did not have the expertise to answer this question.

1 Apologies.

None received.

2 Declarations of Interest.

Cllr Dunford as Ward Member for Pillowell declared that the applicant of (P0487/24/Ful) was known to him and he would not comment on the application or vote.

3 Minutes of last meeting (16th April 2024)

The minutes of the last meeting 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.

P0332/24/OUT – Land on the North Side of Lydney Road, Bream

Outline application for the erection of up to 30 no residential dwellings with associated highways access and infrastructure (all matters reserved except access)

West Dean Parish Council objects to this application for the following reasons:

- The proposed development is outside of the Bream settlement boundary.

- Bream has a distinctive nature, and the loss of this field would also result in the loss of a local amenity.
- Loss of biodiversity and the adverse impact this would have on nature conservation interests and biodiversity, especially:
 - Its close proximity to the Devils Chapel SSSI and the bat roosts, with this field being on the flight route and a potential feeding ground.
 - No ponds are identified within the application, but local residents have identified a number of ponds within 250m which may be breeding habitats for Newts, potentially Great Crested Newts.
 - Its proximity to Ancient Woodland and Woodland Pasture and Parkland areas
- WDPC supports the Gloucestershire Wildlife Trust objection and their request to use Section 185 powers.
- WDPC also supports the Natural England request for further information, and the planning officers request for more information.
- More information is required on the following additional concerns:
 - the impacts of surface water flooding
 - mining surveys should be required as local knowledge and expertise show this field is undermined.
 - Odour, further and more in-depth studies should be undertaken as the information submitted with the application is only for a short period and more evidence is needed on this issue.
- There would also appear to be two conflicting plans submitted with this outline application, one of which seems to indicate that part of a neighbouring properties garden will be used within the proposed development.

P0453/24/FUL – 3 The Olde Winding Wheel, Coleford Road, Bream

Erection of conservatory to rear elevation.

West dean Parish Council have no observations on this application.

P0390/24/FUL – Blue Rock Cottage, Blue Rock Crescent, Bream

Proposed dwelling and associated works.

West Dean Parish Council object to this development on the following grounds:

- It's against the NPPF guidance.
- The development would result in a loss of amenity to a neighbouring property, including overshadowing, privacy and light.
- Access and visibility are questionable for this development.
- Problems with accessibility and parking for deliveries and works vehicles.

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.

P0397/24/FUL – 6 Dukes Close, Five Acres, Coleford

Erection of single storey rear extension, single storey front porch and chimney at gable.

West dean Parish Council have no observations on this 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.

4d) Pillowell Ward

P0420/24/FUL – The Cottage, Meadow Close, Viney Hill

Erection of a dwelling and associated works.

West Dean Parish Council objects to this application on the following grounds:

- Loss of amenity to the neighbouring property, including loss of light and overshadowing.
- There is little to no amenity space for the new property proposed.
- Is against the distinctive character of the area, which should be inherently protected.
- It's against the NPPF guidance.
- We also note that a previous application to build on this land was rejected.

P0487/24/FUL – Greendale, Johnsons Way, Yorkley

Erection of single-storey rear and side extension.

West Dean Parish Council would prefer to see a more environmentally friendly materials used as cladding, e.g. timber in preference to composite cladding.

WDPC have no further observations to make on this application.

P0439/24/FUL – Hayes Manor Farm, Viney Hill, Lydney

Change of use of existing residential annexe for use as a holiday let.

West Dean Parish Council are concerned that no indication of the barns age has been identified in this application, due to its proximity to Grade II listed buildings we would request that a Heritage Report be submitted with the application so that any features are identified and protected.

WDPC have no further observations to make on this application.

5. Chairs Items –

There were three items the Chair wanted noted under this agenda item:

1. Lion Row, Parkend – noted that this is with the Enforcement Section at FoDDC and that we are currently awaiting an outcome and hope that this will not take too long.
2. Turley's Land, Yorkley – large sections of the hedge at this location have been removed and the remaining taken down to about 1m; a concrete retaining wall has been constructed and 2 shipping containers have been installed on site – photos were taken on Monday 6th May and these have been forwarded to the Enforcement Team.
3. Cannop Ponds – although not a planning concern but worthy of note for council. Cllr Lewis raised further drop in water level at the main pond of a further 3ft and the new slipway which would seem to be designed to increase the flow of Cannop brook, especially during adverse weather events with the slipway discharging increased water at a high flow rate. There seems to be lots of contradictory information about this at present.

7. Next meeting: 5.00 pm, Tuesday 21st May 2024 at the West Dean Centre, Bream.

The meeting closed at 18:30.