



WEST DEAN PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date of Meeting: 6th August 2024

Held At: 17:00 in the West Dean Centre

Present: Cllrs B Evans, S Lewis, B Freshwater & S Yeates

Clerk: P Holland

Cllr Evans welcomed everyone to the meeting and moved into the Public Forum.

Public Forum

A small group of residents were in attendance to discuss their concerns and issues with the Sunnyside application, its size, location within the plot, overlooking and loss of amenity issues.

They also raised concerns that they and the Parish Council had both been refused extensions of time to comment on this application but the developer had now been given an extension of time to the 30th of August to allow sufficient time for the drawings to be submitted and re-consultation to take place.

1 Apologies.

Cllrs S Dunford & D Wheeler

2 Declarations of Interest.

None received.

3 Minutes of last meetings held on 2nd July 2024

The minutes of the July 2nd meeting were approved and signed by Cllr Evans, chair 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.

P0692/24/TDC - Land at Sunnyside, Oakwood Road, Bream, GL15 6HS – 31/7/24

Technical Details Consent following the approval of P0989/23/PIP (Permission in Principle for the erection of a single dwelling).

West Dean Parish Council had already put in their comments as the deadline given was 31st July 2024 stating that WDPC would reiterate its previous comments about this application on 6th Feb 2024, as detailed below. The feeling of the committee was that we would support a 'calling in' for full PC at District for this application, the committee believes it needs careful consideration before full planning is granted - or denied. The reasons being: Access: Although the development is on land at Sunnyside the proposed dwelling

actually fronts Sun Green. This is problematical as it is a narrow single-track road, the vehicular access proposed compromises the house opposite, the splay details are sadly lacking, the difference in levels between the new drive and the next door is great and how will this be overcome is not clear and the access has restricted vision because of the existing buildings at the junction of Oakwood Rd and Sun Green. Although Highways have not objected but any development is subject to their (as yet unspecified) conditions. They really need to see exactly what they are considering approving. The submission is very poor - no dimensions, inaccurate description, no ecology report, no coal authority report and no design and access statement. All should be provided at this stage. Previous applications for this land have been rejected. One reason being possibility of coal seams. This needs investigation and the committee noted and supported the letter from the Coal Authority for these investigations. Scale - the dwelling is very tight on the site and out of keeping with the local distinctive area designation. The surrounding properties seem to be encroachment homes typical of the haphazard development of Forest settlements. Why has there been no heritage assessment? This proposal goes against that heritage. The choice of deep red brick is not in keeping with the local distinctive area. Previous applications for the site placed great store in the biodiversity of the site being placed in jeopardy. There is no mitigation that we can see. We do note that the frontage of the proposed building is now clad in stone but feel that many of our original objections still hold for the application.

WDPC would again reiterate its previous comments about this application on 6th Feb 2024 and also draw attention to the fact this is a Locally Distinct Area and should be afforded the consideration this warrants.

WDPC would like to enquire why this application could not be "Called In" when this was requested of the District Councillor for the Ward.

P0857/24/FUL – 1 The Breezes, Lydney Road, Bream – 9/8/24

Demolition of existing side conservatory and single storey rear extension. Erection of single storey rear/side extension and replacement of rear cladding.

West Dean Parish Council object to this developments as it is not in keeping with the character of the buildings or the Street Scene due to the materials suggested and the colour proposed.

P0826/24/FUL – Shreaves House, Parawell Lane, Bream – 12/8/24

Extension to agricultural building & erection of lambing/winter housing shed.

West dean Parish Council have no observations on this application.

P0602/24/FUL – Cross Keys Garage, High Street, Bream – 13/8/24

Erection of 7 self-build dwellings and associated car parking and landscaping.

West Dean Parish Council object to this application. However we support in principle affordable housing on this site but question the density and size of the current proposal. WDPC would suggest that this be revisited and that two bed houses be considered as these would be more affordable for local people.

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.

P0829/24/FUL – 19 Marians Walk, Berry Hill, Coleford – 7/8/24

Erection of two-storey side and rear extension.

West Dean Parish Council would prefer to see the extension stepped back from the frontage to the original cottage and would ask that the effect on the light and amenities of the bungalow to the north be investigated.

WDPC have no further observations to make 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.

P0801/24/FUL – Worcester Walk Cottage, Nine Wells Road, Berry Hill – 7/8/24

Conversion of an existing outbuilding to ancillary living accommodation.

West dean Parish Council have no observations on this application.

4d) Pillowell Ward

F/24/--386/PRMA – Corner House, Yorkley Wood Road, Yorkley -no date at present for consultation closure

New premises licence

WDPC object to this application as there is insufficient detail available to allow for comments and assume this is for retail purposes and therefore would have a negative impact on current retailers in Yorkley.

4f) Sling & Ellwood Ward

4g) Parkend Ward

P0825/24/FUL – Whitecroft Fish, Chips & Chinese, Park Hill, Whitecroft – 8/8/24

Variation of condition 02 (approved plans) of planning permission P0545/19/FUL for allowing amendments to approved plans.

West Dean Parish Council object to the variation as it reduces the available hygiene area.

P0843/24/FUL – Lion Row, Parkend, Lydney, GL15 4JZ – 13/8/24

Erection of electric gates and associated wall and piers (retrospective)

West Dean Parish Council object to this application on the following grounds.

1. A closed community is not in keeping with a village scenario.
2. Delivery vehicles cannot gain access and would have to reverse back onto the Yorkley Road, which is dangerous.
3. Refuse vehicles may have to use the drive way as no refuse bins can be left on the pavement at the junction.
4. The design is not in keeping with the local area.
5. Access will be denied in the event of a power failure. So no ambulances will be able to enter. The fire brigade would have to force entry this will impede quick access.
6. All owners need to agree with these gates which will be shared ownership, which should include maintenance. Evidence of how this will operate should be made available.
7. The pedestrian gate does not seem to be designed to be disabled friendly.

5. Chairs Items

The Chair wanted to discuss the following items:

- a) The upcoming meeting with FODDC - this was discussed and Cllrs Evans, Freshwater and Lewis all gave notice of their intent to attend.

Cllr Freshwater noted that as per the minutes of the last meeting Cllr A Moore had yet to be invited to attend the next parish council meeting and explain why his decision was made on the changes to the Forest of Dean District Council's Planning Notification Policy and why our concerns are not being brought to the attention of the cabinet.

7. Next meeting: 5.00 pm, Tuesday 20th August 2024 at the West Dean Centre, Bream.

Meeting ended 18.20