



WEST DEAN PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date of Meeting: 3rd September 2024

Held At: 17:00 in the West Dean Centre

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

Clerk: K Carpenter

1 Apologies.

Cllr S Lewis

2 Declarations of Interest.

None received.

3 Minutes of last meetings held on 20th August 2024

The minutes were approved as an accurate record of the meeting and signed by Cllr Dunford.

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.

P0811/24/TPO – 29 Whittington Way, Bream, Lydney – 11/9/24

Cut back branches on the southern side of Oak T1 covered by DFTPO 222 by 2 to 3 metres (as indicated on accompanying image number 3) where it overhangs the driveway of number 28 Whittington Way.

West Dean Parish Council objects to this application and strongly support the advice of the Tree Officer.

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.

P0964/24/FUL – 5 Dukes Close, Five Acres, Coleford – 6/9/24

Erection of single storey extension at rear of existing garage.

West Dean Parish Council have no observations on this application but do want it noted that this area also drains into the Five Acres drainage sump which is currently causing flooding issues at the Gamekeeper and surrounding properties.

West Dean PC would also prefer to see a more sympathetic and environmentally friendly cladding being used for this development.

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.

P0842/24/FUL – Pear Tree Cottage, Coopers Road, Christchurch, Coleford – 5/9/24

Erection of two-storey rear/side extension and alterations with associated works.

West Dean Parish Council supports the Biodiversity Officers request for more detailed information especially as this property is within the National Landscape view shed and is an historic building which is being degraded within the landscape. WDPC would also prefer a more sympathetic facing to the proposed extension that is in keeping with original buildings as much as possible.

4f) Sling & Ellwood Ward

P0250/24/FUL – Byways, Bromley Road, Ellwood – 6/9/24

Erection of single storey rear extension and loft conversion.

West Dean Parish Council have no observations on this application but do note the constraints due to ground water vulnerability of the area.

P0448/24/FUL – Laurels Business Park, Parkend Walk, Sling – 17/9/24

The redevelopment of a former builder's yard to create 9 new dwellings with associated hard and soft landscaping.

West Dean Parish Council notes the misgivings of several statutory consultees in respect of flooding, public rights of way, land covenants and access issues from GCC Highways and support the concerns raised by GCC Highways and the Flood Officer. There are also concerns that this development doesn't make reference the local vernacular to and its visual appearance, we also have misgivings about the proposed materials.

WDPC would question that the density of housing is suitable for the site and its constraints and the loss of potential employment land.

WDPC also have concerns about the contamination in the nearby Old Iron Workings, which form part of the SSSI and SCA for bats being in close proximity to the proposed development, and the potential risks due to increased run off. The potential flooding concerns needs to be investigated further, with appropriate protections works undertaken during site construction as this area is within a natural basin.

WDPC would also request that permission is not given until the concerns and questions raised by the statutory consultees are fully answered.

4g) Parkend Ward

P0843/24/FUL – Lion Row, Parkend – 5/9/24

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

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

1. A gated community, which only allows access to residents, is not in keeping with a village scenario with individual driveways allowing access to a property for the resident.
2. There is a real concern that large vehicles will have to reverse back onto the Yorkley Road, which is dangerous.
3. The design is not in keeping with the local area.
4. The pedestrian gate does not seem to be designed to be disabled friendly.

5. The lack of enforcement action at the optimal time has not helped in resolving issues raised by residents and the parish council with this development i.e. biodiversity corridor etc.

P0937/24/FUL – 3 Railway Cottage, Parkend Lydney – 5/9/24

Erection of timber decking, shallow gradient steps and installation of French doors (part-retrospective)

West Dean Parish Council have no observations on this application.

5. Chairs Items –

It was noted that the Gamekeeper and the localised flooding issue was discussed, and the meeting was advised of a planned meeting with the GCC County Councillor to discuss this issue.

The meeting also noted that the Forest Edge South NP referendum notice has been issued for the 10th October 2024 ballot.

It was also noted that the GCC Flood Officer had contacted the Clerk about flooding issues in Lydney and wanted to discuss the Forest of Dean Gateway project as this would be constructed with the catchment area.

7. Next meeting: 5.00 pm, Tuesday 3rd September 2024 at the West Dean Centre, Bream.

Meeting ended 18.15