



WEST DEAN PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date of Meeting: 17th December 2024

Held At: 17:00 in the West Dean Centre

Present: Cllrs S Dunford, S Yeates, S Lewis, & D Wheeler

Clerk: K Carpenter

Public Forum

The applicant for application P1317/24/FUL land at Winscombe, was in attendance to discuss the application and the work that had been undertaken to ensure this self-build project was completed successfully. He gave a brief description of the advice he had sought, the research done and the plans for this property.

He wanted to hear the Parish Council's thoughts and concerns and was willing to work with any comments to improve the project. There was some discussion about coal mining risks and the applicant advised that test pits were being dug to investigate this concern.

The Chair brought the discussion on this application forward to the start of the meeting.

P1317/24/FUL – Winscombe, Land at, Bromley Road, Ellwood – 20/12/24

Erection of a self-build detached dwelling and single storey garage.

West Dean Parish Council had no observations on this application.

The Public Forum closed at 17:20

1 Apologies.

None received.

2 Declarations of Interest.

Cllr D Wheeler declared an interest, he is Chair of Development Control Committee at FODDC and would therefore not be providing comments on applications but would advise on procedural matters.

Cllr Lewis declared an interest in application P1072/24/FUL - 3 woodland Road, Parkend as his mother lives behind this property.

3 Minutes of last meetings held on 3rd November 2024

The minutes were proposed as an accurate record of the meeting by Cllr Wheeler, being seconded by Cllr Lewis and signed by Cllr Dunford as approved by resolution of the meeting.

4 Planning Applications and Consultations for consideration by the Committee

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.

None received.

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.

P1441/24/FUL – Ashfield, road from Joyford Hill to Ninewells Bottom, Joyford – 25/12/24

Conversion of existing residential garage to form a residential annexe.

West Dean Parish Council had no observations on this application but would ask that the condition currently proposed is extended to include that any future commercial use is not acceptable.

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

Please note that planning applications within the Pillowell Ward must be compliant with the Forest Edge South Neighbourhood Plan.

P1412/24/FUL – Dogwood Cottage, Pillowell Road, Whitecroft – 19/12/24

Erection of single storey side extension with internal alterations.

West Dean Parish Council had no observations on this application.

P1443/24/FUL – Belle Vue, Upper Road, Pillowell – 27/12/24

Demolition of existing garage. Erection of detached garage and new vehicular access.

West Dean Parish Council had no observations on this application but would ask that the stone wall materials be reused on site to construct any walling for the access splay.

4f) Sling & Ellwood Ward

P1317/24/FUL – Winscombe, Land at, Bromley Road, Ellwood – 20/12/24

Erection of a self-build detached dwelling and single storey garage.

West Dean Parish Council had no observations on this application.

4g) Parkend Ward

Please note that planning applications within the Parkend Ward must be compliant with the Forest Edge South Neighbourhood Plan.

P1072/24/FUL – 3 Woodland Road, Parkend, GL15 4JU – 25/12/24

Erection of a detached dwelling within existing residential curtilage together with revised access and egress arrangements.

West Dean Parish Council would like to draw the Planning Officers attention to the following concerns:

- We would query the notice period for this application as the green site notices were only placed on a telegraph pole on Woodland Road and on the fence of the private road during the early part of this week (16/12/24). Therefore, we would question if full and proper engagement with neighbouring properties has been undertaken.
- We also note that the mining report is not from the Coal Authority and would like this concern to be investigated further before any planning approval is given. Local knowledge has advised the planning committee of a mine shaft in the garden of a very near neighbour but the reports state none within 20m of the boundary but this fenced mine is located some 15m from the site and has a notice from The Coal Authority to warn of the danger.
- WDPC have concerns about the parking allocated for the existing and the new development as the proposed new development seems to remove the allocated parking for the existing property, which could mean further parking on an already busy street with limited space. We also note that Gloucestershire Highways have not submitted a response to this application. There is also a concern about the lane to the rear of the property, as this is privately maintained by the householders and there is some question about the ownership and if these properties have right of access.
- The Biodiversity Statement has nothing ticked but a simple Magic Map check has identified that both Semi-Natural Ancient Woodland, and the deciduous woodland priority habitats are within approximately 25m of the centre of the site. This needs to be reviewed and corrected.
- We would also ask that the planning officer has due regard for any potential overlooking from this property and would also note that this appears to be overdevelopment to the back land of an existing development.

5. Chairs Items –

Planning Inspectorate ref – APP/P1615/W/24/3355043 – Barn, Joyford, Coleford, GL16 7AS

Works on an existing stone barn including alterations and raising of external walls and addition of a new roof with associated new fenestration (previously refuse application P1723/22/FUL) (Retrospective) – Written representations by 31/12/24

No additional comments are required from WDPC.

Planning Inspectorate ref – App/P1615/W/24/3355169 – Lynwood, Highfield Road, Bream

Erection of one detached dwelling and associated works. Demolition of existing garage. – written representations by 2/1/25

No additional comments are required from WDPC.

Any planning matters that the Chair wishes to bring to the Committees attention.

Cllr Dunford asked if the FoDDC Local Plan would be reconsulted, which was confirmed by Cllr Wheeler as a FoDDC Councillor but there was no timescale at present for the documents being available.

7. Next meeting: 5.00 pm, Tuesday 7th January 2025 at the West Dean Centre, Bream.

Meeting closed at 17:20