



WEST DEAN PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date of Meeting: 3rd December 2024

Held At: 17:00 in the West Dean Centre

Present: Cllrs S Dunford, B Evans, S Lewis, & D Wheeler

Clerk: K Carpenter

1 Apologies.
Cllr S Yeates

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.

3 Minutes of last meetings held on 19th November 2024
The minutes were proposed as an accurate record of the meeting by Cllr Evans, being seconded by Cllr Lewis and signed by Cllr Evans 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.

P1367/24/FUL – Wayside Orchard Way Berry Hill

Variation of condition 02 (approved plans) of planning permission P1431/23/FUL for material amendment to change dormer tiles to recycled wood effect composite dark teak cladding.

West Dean Parish Council have no observations on this variation to approved plans.

P1341/24/FUL – Northern field between Marians Walk and Grove Raad, (also known as Land at Grove Road, Berry Hill), Coleford

Variation of Conditions 2 (approved plans), 16 (construction environmental management plan), 17 (external lighting), 20 (ecology buffer zone implementation and phasing details), 21 (ecological design strategy) and 22 (landscape and ecological management plan) relating to planning permission P1612/23/FUL to allow for the

addition of roof mounted photovoltaic panels to all plots, minor amendments to site layout plan and scheme design.

West Dean Parish Council have no observations on the variation of conditions for this application.

WDPC does note that a request for a deferment over the access to existing agricultural land.

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.

P1404/24/FUL – Oldcroft Road, Yorkley, Oldcroft, GL15 4NL

Erection of residential dwelling with associated works.

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

The proposed development is contrary to the Forest Edge South NP, Policies 4 as there is no indication of renewable and low carbon energy generation and Policy 9 as the proposed development is outside the settlement boundary of Oldcroft.

Also, the proposed development is contrary to FoDDC Core Strategy Policies 4 and 16.

4f) Sling & Ellwood Ward

None received.

4g) Parkend Ward

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

P1913/21/FUL – Dean Forest Greenway

Creation of 5.8kms long pedestrian and cycling path including sections of existing forest road and paths 1.8km long. This application includes links to Whitemead Park, Norchard Station and Bream Road, these links amount to 330m of new route and 560m of repairs to existing paths and tracks (revised scheme)

West Dean Parish Council fully support this application.

5. Chairs Items –

The Chair shared the proposed submission to the Planning Inspector for the Nags Head Inn appeal, everyone felt that it was suitable for submission, but the Chair wanted to check some details before it was submitted. The Chair also wanted it noted that the boundary stone near the Nags Head, seems to have been removed but he was going to check and photograph the location.

7. Next meeting: 5.00 pm, Tuesday 17th December 2024 at the West Dean Centre, Bream.

Meeting closed at 17:20