



WEST DEAN PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date of Meeting: 20th May 2025

Held At: 17:00 in the West Dean Centre

Meeting Ended 18.50

Present: Cllrs S Dunford, S Yeates & S Lewis

Clerks: J Miles & P Holland

		Actions
1	Apologies None	
2	Declaration of Interest Cllr Yeates declared his role as a Heritage Expert.	
3	Minutes of the last meeting The minutes from the meeting held on 6 th May 2025 were agreed as an accurate record and signed by Cllr Lewis	
4a	<u>4a) Bream Ward</u> <i>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.</i> P1143/24/FUL – Planning Appeal against the refusal of application - Land Adjoining 1 Sunnyside, Oakwood Road, Bream, Gloucestershire, GL15 6HS – 10.06.25 <i>Erection of one self-build dwelling.</i> West Dean Parish Council have no observations at this stage but our previous comments stand.	Submitted on the Planning Inspectorate portal 21/05/2025
4b	<u>4b) Berry Hill Ward</u> <i>Please note that planning applications for the Berry Hill and Christchurch wards must be compliant with the Neighbourhood Development Plan for the area.</i>	
4c	<u>Christchurch Ward</u>	

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4d	<u>Pillowell Ward</u> <i>Please note that planning applications within the Pillowell Ward must be compliant with the Forest Edge South Neighbourhood Plan.</i>	
4f	<u>Sling & Ellwood Ward</u> P0501/25/FUL - Land At Coinros Nursery, Clements End, Gloucestershire, GL16 8LN - 21.05.25 Extension to 23.05.25 <i>Change of use from utility building to holiday cabin with external works and landscaping.</i> West Dean Parish Council have no observations.	Comment sent to FODDC 21/05/2025
4g	<u>4g) Parkend Ward</u> <i>Please note that planning applications within the Parkend Ward must be compliant with the Forest Edge South Neighbourhood Plan.</i> P0202/25/FUL - Trelawny Fancy Road Parkend – 29.05.25 <i>Erection of first floor level with two storey rear extension, single storey rear extension. porch, garage, workshop, and carport with associated works. Demolition of utility and garage.</i> West Dean Parish Council ask that the Planning Department please ensure that the size of this extension conforms to the Limits and Conditions which can be seen on The Planning Portal, available through FODDC website. From the dimensions shown West Dean Parish Council have concerns that this proposed development exceeds these. The 6m internal dimension of the garage extension brings the build close to the neighbouring property. West Dean Parish Council asks ‘is this fair on their neighbours’? West Dean Parish Council have concerns over the choice of materials being used. These materials do not comply with paragraphs C & D (page 76) of the Design Guideline 04 of the ‘Forest Edge South NP– Design Guidance’ dated April 2022. We question if the artificial cladding conforms with paragraph G (page 76) of the Design Guideline 04 of the ‘Forest Edge South NP– Design Guidance’ dated April 2022 and if the overall design appearance of this new building conforms with paragraphs L & M, Character Area Specific Design Principles (page 78).	Comment sent to FODDC 21/05/2025
5	Chairs Items -	
5.1	Cllr S Lewis raised the proposed Camp Site at Little Drybrook. It was noted that enforcement has already been raised on this site under reference EN0060/25.	

5.2	Ancient Woodland – Cllr S Yeates raised the issue of the proposed new woodlands (Hoarthorns), which lies within the national landscape. After discussion it was agreed that Cllr Yeates would draft a letter, which would be sent to Forestry England, FODDC, Gloucester County Council Heritage Officer and English Bickner Parish Council.	
5.3	Cllr Dunford advised that the FOI had been re-worded, and letters sent. West Dean Parish Council are awaiting a response.	
6	Next meeting: 5.00 pm, Tuesday 3rd June 25 - West Dean Centre, Bream.	