



WEST DEAN PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date of Meeting: 6th May 2025

Held At: 17:00 in the West Dean Centre

Meeting Ended 5.50pm

Present: Cllrs S Yeates & S Lewis (chair for this meeting)

Clerks: J Miles & P Holland

		Actions
1	Apologies Cllrs S Dunford, B Evans and B Freshwater	
2	Declaration of Interest Cllr Yeates declared himself a Heritage Expert.	
3	Minutes of the last meeting The minutes from the meeting held on 18 th February were agreed as an accurate record and signed by Cllr Lewis. The minutes from the meeting held on the 15 th April 2025 were agreed as an accurate record and signed by Cllr Yeates.	
4a	4a) Bream Ward <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> P0394/25/FUL - Black Opal Inks Tattoo Studio , Parkend Road, Bream, Lydney – 05/05/2025 extension to 08/05/2025 <i>Change of use of part of building from Use Class E (Commercial, Business and Service) to tattoo and piercing studio (Sui Generis) (retrospective)</i> West Dean Parish Council have no observations. P0428/25/FUL - Land Between Redhouse and Bluebell Cottage, Brockhollands, Bream, Gloucestershire – 07/05/2025 <i>Erection of No.1 self-build dwelling with associated works.</i> West Dean Parish Council object to this application on the following grounds:- This site lies outside of the defined settlement boundary of Bream and it is felt that this development would destroy the unique nature of this hamlet. The site lies outside the Statutory Forest but formed part of the area known as Bream that was incorporated into Newland Parish by the	Comment sent to FODDC Via e-mail 07.05.2025

	14th century. The field systems would undoubtedly originate in form from this date as assarted fields in the encroachment process of royal land. The map of 1608 (MR1/879) shows the field system existing in this area. This means that the removal of any hedge line in this area would be a breach of the: Hedgerow Regulations 1997 Schedule II Landscape and Archaeology (Part 1) clause 5 (a): field systems that pre-date the enclosure acts. - The style of the (large and modern) house in the Design and Access document has given some good computer-generated stylised elevations. On the front it looks like the applicant has tried to use materials sympathetic to local character and reflects the Edwardian vernacular of several houses in the area. However, the rear elevation with its picture windows and large expanses of glass is out of keeping. Bearing in mind the conditions in the Appeal decision this needs some careful consideration especially when considering the loss of the open space currently enjoyed in Brockhollands by this site and the view afforded from the top of the field from the PROW that runs under the wood line. - Although no specific coal risks have been identified West Dean Parish Council are concerned about the known Iron Workings in this area and the unknown extent of these. - WDPC fully support Natural England's concerns that the Planners have not yet fully considered the need to meet Habitat regulations and should do so. The FOD / Wye Valley Bat SAC comes into play. - WDPC would highlight the need for this development to meet the conditions of the Appeal Decision and Natural England's comments.	Comment sent to FODDC 07.05.2025
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> F/25/00182/STC - Street Trading Consent Consultation (Berry Hill Social Club) – 20/05/2025 <i>A new applicant who wishes to trade at the Berry Hill Social Club for Day time pitch Monday to Saturday 08:00 until 14:00 hours and evening catering 18:00 until 23:00 hours on event nights only.</i> West Dean Parish Council have no observations, as there is no real detail on which to base a comment.	Comment sent to ERS Licensing & Applications 07.05.2025
4c	<u>Christchurch 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>	

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>	
4g	<u>Parkend Ward</u> <i>Please note that planning applications within the Parkend Ward must be compliant with the Forest Edge South Neighbourhood Plan.</i>	
5	<u>Chairs Items</u> Cllr Lewis spoke of the advertised Public Consultation event regarding the New Woodland at Hoarthorns. Cllr Yeates spoke of the letter sent to the Woodland Creation Team, on behalf of West Dean Parish Council on 12 th February 2025, in which they were asked to consider all relevant legislation that provides protection for the historic environment, both built and natural, within which the new woodlands is proposed as WDPC have some concerns about how these legal directives will be followed during the woodland creation. It was felt that West Dean Parish Councillors should attend this Public Consultation being held at Berry Hill Memorial Institute on Thursday 22 nd May 2025 4pm to 7pm as this is an important historic and cultural area.	
6	Next meeting: 5.00 pm, Tuesday 20th May 2025 at the West Dean Centre, Bream.	