



WEST DEAN PARISH COUNCIL

Jo Miles
Clerk to the Council

Phil Holland
Deputy Clerk

Tel. Parish Office: 01594 564484 (9.00am – 4.00pm)
Email: admin@westdeanpc.org.uk
Web site: www.westdeanpc.org.uk

Parish Office
West Dean Centre
High Street
Bream
Glos.
GL15 6JW

PLANNING COMMITTEE MINUTES

Date of Meeting: 15th April 2025

Held At: 17:00 in the West Dean Centre

Meeting Ended 5.53pm

Present: Cllrs S Dunford, S Yeates & B Freshwater

Clerks: J Miles & P Holland

		Actions
1	Apologies Cllr S Lewis	
2	Declaration of Interest None	
3	Minutes of the last meeting The 18 th March minutes are still held over to the next meeting, as neither Cllrs Dunford, Yeates nor Freshwater had attended this meeting. The minutes from the meeting held on the 1 st April 2025 were agreed as an accurate record and signed by the Chair.	
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> P0348/25/FUL - Fairview , Forest Road, Bream – 22/04/25 <i>Erection of 2no self-build detached dwellings and garage with associated landscaping</i> West Dean Parish Council notes that 2 previous applications have already been turned down in 2008 & 2009 because Fairview sits in the Local Distinct Area of Bream. This should be uppermost when considering this site. We note the Design and Access Statement makes no reference to self builds. Is it the intention to provide this site as a service site for self-builders or as a speculative development? Clarification would be welcomed.	Comment sent to FODDC 17/04/2025

	We would also question the installation of log burners and question why heat pumps are not being provided. With reference to the map of 1834 (Parkend Walk Enclosures F17/133), the sub-rectangular field system in which this proposal is located, is on this map and it is, therefore, the case that the hedge line is protected by Hedgerow Regulations 1997 Schedule II Archaeology and History Clause 5(a), field systems that predate the Inclosure Acts.	
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> P0358/25/FUL - Greenfields, Crow Ash Road, Berry Hill, Coleford – 22/04/25 <i>Erection of two storey entrance extension incorporating pitched roof and flat roof to dining room and garage.</i> West Dean Parish Council have no observations.	Comment sent to FODDC 17/04/2025
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> P0371/25/FUL - Copperbeech, Hillersland Lane, Shortstanding, Coleford. – 22/04/25 <i>Erection of balcony to rear elevation with associated works.</i> West Dean Parish Council have no observations.	Comment sent to FODDC via e-mail 17/04/2025
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> P0331/25/FUL - Pen Y Bryn, Park Hill, Whitecroft, Lydney – 22/04/25 <i>Erection of 2 open bay oak frame garage with linking workshop and associated works.</i> West Dean Parish Council find it very difficult to make objective comments as no detail has been provided other than a flat roof plan. Due to the sloping nature of the site, West Dean Parish Council feel this structure would be better placed on the eastern boundary. West Dean Parish Council would request if permission were granted, a condition is placed on this application that it is not to become temporary accommodation or an Air B&B.	Comment sent to FODDC 17/04/2025

4f	<u>Sling & Ellwood Ward</u> P1435/24/FUL - Land Off , Chepstow Road, Sling – 22/04/25 <i>Erection of a new self-build dwelling and garage with associated works</i> West Dean Parish Council have no observations.	Comment sent to FODDC 17/04/2025
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> P0369/25/FUL - Brookvale Cottage, New Road, Parkend, Lydney. – 25/04/25 <i>Erection of a two storey and single storey side extension, demolition of existing side extension.</i> West Dean Parish Council have no observations. P0048/23/Ful - Land Adjacent Parkend Club Castlemain Parkend - 30/04/25 <i>Variation of Condition 2 (approved plans) and Condition 6 (Biodiversity Mitigation Strategy) of planning permission P0983/20/FUL including the provision of offsite mitigation and enhancements. Regularisation of the development as built including amendments to fenestration, the alignment of the access road, boundary treatments, the red line, the extension of the residential curtilage of plot 1, single storey side extensions to plots 1 and 3, and associated works. Discharge of Condition 8 (coal mining risks) and Condition 11 (land contamination). (revised description).</i> West Dean Parish Council would like to add these further comments to our last submission. We are disappointed by the continual amendments being allowed to be presented by the applicant. We appreciate that late submissions are part of the process, but it makes it very difficult to respond properly when the goal posts keep changing. Regarding the additional planting of trees outside the site boundary - on land which ownership is questioned - does not mitigate for the loss of the wildlife protection that was permissioned in the original planning approval. This constant attempt to justify the actions taken during construction through such poor mitigation measures cannot be supported and our objections in our submission of the 4th April 2025 still stand. However, if the landowner is happy for trees to be planted and maintained in these locations we would welcome the additional screening these would eventually provide.	Comment sent to FODDC 17/04/2025 Comment sent to FODDC 17/04/2025

5	Chairs Items	
5.1	P0332/24/OUT – Land on the North Side of Lydney Road, Bream Outline application for the erection of up to 30no residential dwellings with associated highways access and infrastructure (all matters reserved except access) Further Submission for the Planning Inspector West Dean Parish Council would like to draw attention to some additional information to further support our objection to this scheme which were originally lodged on the 9th May 2024 and further developed in our verbal submission to the Forest of Dean Management and Development Committee in their deliberations in February 2025. We have added this additional information as an addendum, in red, to our original submission re-printed below. West Dean Parish Council objects to this application for the following reasons: • The proposed development is outside of the Bream settlement boundary, as per the current allocation plan 2018. Please note that any new allocation plan is yet to be adopted. The urbanisation of Bream by this development would detract from Bream’s distinctive nature, and the loss of this field would also result in the loss of a local amenity. • Loss of biodiversity and the adverse impact this would have on nature conservation interests and biodiversity, especially: - o Its close proximity to the Devils Chapel SSSI and the bat roosts, with this field being on the flight route and a potential feeding ground. - o No ponds are identified within the application, but local residents have identified a number of ponds within 250m which may be breeding habitats for Newts, potentially Great Crested Newts. - o Its proximity to Ancient Woodland and Woodland Pasture and Parkland areas • WDPC supports the Gloucestershire Wildlife Trust objection and their request to use Section 185 powers. • WDPC also supports the Natural England request for further information, and the planning officers request for more information. • More information is required on the following additional concerns: - o the impacts of surface water flooding - o mining surveys should be required as local knowledge and expertise show this field is undermined. The submissions presented by Cllr Lewis on behalf of WDPC to the Planning Authority on the 11th February 2025 highlight the dangerous ground this development is proposing to re-purpose for housing. We also draw your attention to the document submitted by Mr Howell, the Deputy	Submitted on the Planning Inspectorate Portal 17/04/2025

	Gaveller dated 10th Feb 2025 which further supports our misgivings over the suitability of the site for housing. o Local knowledge also indicates that these workings were used to dispose of equipment at the end of WWII. This also raises questions over its suitability. o Odour, further and more in-depth studies should be undertaken as the information submitted with the application is only for a short period and more evidence is needed on this issue. We note the appellant is claiming that the EHO has little evidence of the problems of odour from the adjacent farm. However, there is a long history of at least 11 complaints from nearby residents in the first half of 2024 alone. We note that the farm's Odour Plan, submitted on the 4th April 2025. We consider it important that more extensive testing needs to be done over a suitable period of time to properly establish that this plan will properly overcome the levels of odour residents currently report. To build 30 new homes for newcomers to the village without proper consideration as to the suitability of the site would be unwise. • There would also appear to be two conflicting plans submitted with this outline application, one of which seems to indicate that part of a neighbouring properties garden will be used within the proposed development.	
5.2	Cllr Yates spoke of complaints he had received from parishioners with regards to enforcement cases already raised by West Dean Parish Council. Due to the timescale of enforcement investigations, it was agreed to revisit these in 3 months' time.	
6	Next meeting: 5.00 pm, Tuesday 6th May 2025 - West Dean Centre, Bream.	