



# WEST DEAN PARISH COUNCIL

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## PLANNING COMMITTEE MINUTES

Date of Meeting: 16<sup>th</sup> December 2025

Held At: 17:00 in the West Dean Centre

Meeting Ended: 17.35

Present: Cllrs S Dunford & S Yeates

Clerks: P Holland

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Actions |
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|           | <b>Public Forum</b><br>There were no members of the public in attendance at this meeting.                                                                                                                                                                                                                                                                                                                                                              |         |
| <b>1</b>  | <b>Apologies</b><br>Cllrs S Lewis & B Evans                                                                                                                                                                                                                                                                                                                                                                                                            |         |
| <b>2</b>  | <b>Declaration of Interest</b><br>Cllr Yeates declared his role as a Heritage Expert .                                                                                                                                                                                                                                                                                                                                                                 |         |
| <b>3</b>  | <b>Notes from 2<sup>nd</sup> December meeting</b><br>The notes from the 2 <sup>nd</sup> December 2025 were agreed as an accurate record and signed by Cllr Dunford                                                                                                                                                                                                                                                                                     |         |
| <b>4a</b> | <b><u>4a) Bream Ward</u></b><br><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><br><br><b>P1444/25/FUL - Jaman, New Road, Bream, Lydney.</b><br>Erection of a single-storey rear and side extension, demolition of garage and outbuilding with associated works – 19.12.25<br><b>WDPC have no comments</b> |         |
| <b>4b</b> | <b><u>4b) Berry Hill Ward</u></b><br><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><br><br><b>P1345/25/FUL - 25 Grove Road Berry Hill Coleford – Revised plans/information</b><br>Erection of a single storey rear extension – 24.12.25<br><br><b>West Dean Parish Council have no observations</b>                                   |         |
| <b>4c</b> | <b><u>4c) Christchurch Ward</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                    |         |

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|    | <p><b><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></b></p> <p>P1476/25/FUL - Land South, East View, Hillersland Lane, Shortstanding.<br/>Erection of a self-build Passivhaus dwelling, new access and associated works – 31.12.25</p> <p><b>West Dean Parish Council (WDPC) notes this application falls within the Wye Valley View Shed and the site and it's hedgerows need to be considered under the Crow Act, clause 85.</b></p> <p><b>The 17<sup>th</sup>/18<sup>th</sup> century hedgerow, which is also protected under the Crow Act, as these form a part of an encroachment field system, they were previously used as paddocks and therefore we question if these are part of the curtilage.</b></p> <p><b>WDPC also note this is not an allocated site within the Berry Hill, Christchurch and Edge End NPD.</b></p> <p><b>WDPC object as this is a further encroachment into the Statutory Forest and Wye Valley View Shed.</b></p>                                                                                                                                                                                                                                                                                                                                    |                                                                                     |
| 4d | <p><b><u>4d) Pillowell Ward</u></b></p> <p><b><i>Please note that planning applications within the Pillowell Ward must be compliant with the Forest Edge South Neighbourhood Plan.</i></b></p> <p><b>P1467/25/FUL - 1 The Cottages, Viney Hill, Lydney, Gloucestershire.</b><br/>Amalgamation of two dwellings to form a single dwelling, and the erection of one new self-build dwelling with associated works – 29.12.25<br/><b>West Dean Parish Council seek a Consultee Comment time extension to 8<sup>th</sup> January 2026</b></p> <p><b>P1487/25/FUL - Dean Valley Panorama, Lydney Road, Yorkley, Lydney.</b><br/>Existing loft extension, front porch, first floor deck area and garage extension – 30.12.25<br/><b>West Dean Parish Council object to this application as it will overlook the neighbouring gardens.</b></p> <p><b>P1357/25/FUL - Roots Cottage Main Road Pillowell</b><br/>Erection of a first-floor extension above existing single-storey - Revised plans/information – 30.12.25<br/><b>West Dean Parish Council have no further comments.</b></p> <p><b>P1485/25/FUL - Land Adjacent, Marshall Cottage, Upper Road, Pillowell.</b><br/>Erection of a self-build two storey 3 bed detached dwelling with off road parking and associated works – 30.12.25<br/><b>West Dean Parish Council seek a Consultee Comment time extension to 8<sup>th</sup> January 2026</b></p> | <p><b>Email request sent 16.12.25</b></p> <p><b>Email request sent 16.12.25</b></p> |

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| 4e | <p><b>4e) Slings &amp; Ellwood Ward</b></p> <p><b>P1443/25/FUL - Forest Gale, Clements End, Coleford, Gloucestershire.</b><br/> Change of use of a self-contained one-bedroom annexe from ancillary residential accommodation to mixed use as a holiday let and ancillary residential accommodation – 26.12.25</p> <p><b>West Dean Parish Council object citing Condition 4 of permission granted under application P1339/16/FUL “The annexe hereby permitted shall be used solely for the purpose’s ancillary to the occupation and enjoyment of the existing property “Forest Gale” as a dwelling and shall not be occupied as an independent planning unit of residential accommodation.”</b></p> <p><b>And</b></p> <p><b>Condition 4 of permission granted under application P1622/08/FUL “No business, trade or profession shall be carried on in the garage hereby permitted which shall be retained solely for purposes incidental to the enjoyment of the adjoining dwelling “Forest Gale” as a private dwelling.”</b></p> |  |
| 4f | <p><b>4f) Parkend Ward</b></p> <p><i>Please note that planning applications within the Parkend Ward must be compliant with the Forest Edge South Neighbourhood Plan.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| 5  | <p><b>Chairs Items -</b><br/> <b>P1376/25/FUL- The Old Post Office, Link Road, Pillowell, Lydney</b><br/> Erection of carport, garden store and loft store (revised scheme) – 02.12.25</p> <p>West Dean Parish Council have no comment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| 6  | <p><b>Next meeting: 5.00pm, Tuesday 6<sup>th</sup> January 2026 – West Dean Centre, Bream</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |