



WEST DEAN PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Date of Meeting: 6th October 2026

Date Issued: 08.10.2026

Held At: 17:00 in the West Dean Centre

Meeting Ended: 17.38

Present: Cllrs S Dunford, M Bennett, B Freshwater, S Lewis & A Grant

Clerks: J Miles & P Holland

	Actions
Public Forum Cllr Dunford welcomed all present and explained to the members of public West Dean Parish Council's role as a Statutory Consultee and how the meeting would proceed. Residents from Parkend attended the meeting to raise their objections to application P0972/26/FUL which included:- • The placement of the greenhouses in the front garden and the build line. • The height of the land on which the greenhouses are in relation to neighbouring properties • The effect on neighbours' health • The effect on the street scene • The glare into neighbours' windows from the greenhouses • And the Royal Town Planning Institute regulations It was also stated that the applicant was growing the hedge to try to hide the greenhouses, however this seemed to contradict the need for sunlight into the greenhouses. Cllr Bennett asked what times and duration the structures were being tended and was advised there was no set pattern and not all the produced was for the applicants own use. Cllr Dunford advised he had looked at the Planning Regulations and found information regarding items which should all be taken into account by the Planning Officer when looking at planning applications and these include the building line, the effect on the street character, the view to the public, highways considerations and local design policies. Cllr Freshwater gave the committee an update on the Planning Enforcement issues including staffing issues.	

1	Apologies Apologies were received from:- Cllr A Batchelor	
2	Declaration of Interest Cllrs Grant & Lewis both declared an interest in planning application P0972/26/FUL, due to knowing residents on Woodland Rise.	
3	Minutes from 2nd and 16th June meeting The minutes from the 2 nd June 2026 were agreed as an accurate record and signed by Cllr Dunford The minutes from the 16 th June 2026 were agreed as an accurate record and signed by Cllr Grant	
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>	
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> P1035/26/FUL - The Brambles, Nine Wells Road, Berry Hill, Coleford. Change of use of Existing Annex to Holiday Let accommodation. (Retrospective) West Dean Parish Council have no objection.	
4c	<u>4c) 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>4d) Pillowell Ward</u> <i>Please note that planning applications within the Pillowell Ward must be compliant with the Forest Edge South Neighbourhood Plan.</i> P1034/26/Ful - Mill House, Neds Top, Oldcroft, Lydney. Renovation of existing stone outbuilding and erection of link extension between the outbuilding and the existing house to create additional living accommodation. West Dean Parish Council have no objection but believe this property has now reached its maximum development potential. P1115/26/TCA - Fairview Cottage Link Road Pillowell Reduce height of three mature Silver Birch trees adjacent to property by 30%. The largest and closest to the property also requires shaping to take limbs away	

	from the house and overhead cables as well as two of the lowest limbs to improve access underneath. Remove one tree from a group of two Silver Birches on the property perimeter close to neighbouring property as it is leaning and casting excessive shade. The remaining tree will be reduced in height by 30%. West Dean Parish Council defer to the Tree Officer P1089/26/FUL - Jasmine House, Parkhill, Whitecroft, Lydney Erection of a first-floor side extension with a loft conversion and single storey rear extension. West Dean Parish Council have no objection.	
4e	<u>4e) Sling & Ellwood Ward</u>	
4f	<u>4f) Parkend Ward</u> <i>Please note that planning applications within the Parkend Ward must be compliant with the Forest Edge South Neighbourhood Plan.</i> P0972/26/FUL - 12 Woodland Rise, Parkend, Lydney, Gloucestershire Erection of 3no. greenhouses and timber pergola within front garden. (retrospective) West Dean Parish Council note this is retrospective. West Dean Parish Council note that the law states that greenhouses are not permitted development, that there are strict planning regulations about building in front of the building line and that the reflections from the greenhouses and their use are impacting on the enjoyment of the neighbouring properties, the loss of amenities and highways implications. West Dean Parish Council trust that the planning officer will take these points into consideration and apply the regulations accordingly.	
5	Chairs Items – • Cllr Dunford spoke of the upcoming changes to Planning Law • Cllr Freshwater asked if residents had put supporting comments on the planning portal for the Forest of Dean Gateway Application which is to be heard at FODDC next week. • Cllr Bennett spoke of the increase in the number of Sea Containers which were being placed in the Parish and used for such things as storage or home offices. After some discussion on this subject, it was agreed that a letter would be sent to the District Council Planning Department to query the rules on placement of sea containers.	Query to be sent to FoDDC
6	Next meeting: to be called when required.	