

**NEWENT TOWN COUNCIL
PLANNING & ENVIRONMENT COMMITTEE**

Minutes of a meeting of **Planning & Environment Committee** held on **Monday 10TH October 2022** at Newent Community School, Watery Lane, Newent at 7.00pm

Present: Councillors Mrs G Moseley (Chairman), Mrs K Draper, Mrs K Selwyn and Mrs M Duffield

Co-opted member Mr J Beeston

Also present – The Clerk and 7 members of the public

Public Participation Session

Speaker 1

A member of the public spoke against P1242/22/FUL Springbank Farm, Birches Lane, Newent. Erection of a new garage and outbuilding and associated works.

1. To note apologies for absence

Apologies were accepted from Councillor Mrs W Odhiambo.
Co-opted member Dr S Bean.

2. Declarations and Interest on items on the agenda

Councillors Mrs G Moseley, Mrs K Draper, Mrs K Selwyn and Mrs M Duffield declared an interest in P1137/22/COU Newent Town Council, The Cemetery Lodge, Watery Lane, Newent.
Change of use from office to residential use.

3. To approve the Minutes of the Planning and Environment Committee held on Monday 26th September 2022

The Minutes were approved by majority decision and were duly signed by the Chairman.

4. Clerk's update and matters arising from previous Minutes.

4.1 To note the Clerk's Report

The Clerk's report was noted.

5. Newent Neighbourhood Development Plan (NNDP) Steering Group

5.1 To note the minutes of the meeting 20.07.22

The minutes of the meeting 20.07.22 were noted.
It was commented that the NNDP meetings occur on the third Wednesday of each month at the Chill-Out Zone, 7.30pm
Individuals are welcome to attend the community meetings.

6. Planning applications received from the Forest of Dean District Council for consideration by Newent Town Council at its meeting on **Monday 10th October 2022**

APPLICATIONS

- A. P1316/22/TCA Orchard House Graces Pitch Newent
Fell 1 x Conifer to ground level in rear garden of Orchard House. The tree is dying with approximately 80% of foliage having turned brown.

The committee resolved by unanimous decision to 'No Objection' to this application.

- B. P1242/22/FUL Springbank Farm , Birches Lane, Newent
Erection of a new garage and outbuilding and associated works.

The committee resolved by unanimous decision to 'Object' to this application on the following grounds:-

1. Inappropriate size and scale for the rural character of Birches Lane.
2. Overdevelopment of the site.
3. Impact of the build on neighbouring properties.
4. Too close to neighbouring properties resulting in loss of privacy.
5. Highways and safety issues relating to traffic flow and limited visibility.
6. Concerns regarding tree and root zones.
7. Not materially different from previous application.

- C. P1137/22/COU Newent Town Council, The Cemetery Lodge, Watery Lane, Newent.
Change of use from office to residential use.

The committee resolved by majority decision to 'No Objection' to this application.

- D. P1301/22/FUL 54 The Scarr, Newent GL18 1DQ
Conversion of existing barn to a residential dwelling and associated works

The committee resolved by unanimous decision to 'No Objection' to this application.

- E. P1383/22/EIA Land to The South East Of Newent GL18 1HA
EIA Screening request - Proposed mixed use development up to 390 dwellings, primary school, employment land to include a local centre, together with green infrastructure, public open space, associated infrastructure and new access from B4215 and Gloucester Street, with a link to Oak Tree Way - On land to the South East of Newent.

The committee resolved by unanimous decision to 'No Comment' to this application.

- F. P1307/22/LD1 The Studio, West Wing Tewkesbury Road Newent GL18 1LG
Application under Section 191 to establish whether the residential use of The Studio as a separate dwelling house is lawful.

The committee resolved by unanimous decision to 'No Objection' to this application.

To note Planning decisions

The planning decisions were noted

DECISIONS on planning applications received from the Forest of Dean District Council to date.

CONSENT

P1176/22/TCA Co-op Market Square Newent Gloucestershire GL18 1PS
Willow tree adjacent to Co-Op car park entrance - dismantle tree and fell to stump level. TPO served NFA

The Chairman closed the meeting at 7.57pm