

**NEWENT TOWN COUNCIL
PLANNING & ENVIRONMENT COMMITTEE**

Minutes of a meeting of **Planning & Environment Committee** held on **Monday 24th October 2022** at Newent Community School, Watery Lane, Newent at 7.00pm (started 7.02pm).

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

Also present – The Clerk and 13 members of the public

Public Participation Session

Speaker 1

A member of the public spoke against P1350/22/FUL Land North Of Stream Lane, Upleadon, Gloucestershire, GL18 1EL

1. To note apologies for absence

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

2. Declarations and Interest on items on the agenda

Councillor Mrs K Selwyn declared an interest in P0092/22/DISCON Swanpool Barn, Kents Green, Tibberton, Gloucester.

3. To approve the Minutes of the Planning and Environment Committee held on Monday 10TH October 2022

The Minutes were approved by unanimous 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. Climate Change Action Plan

5.1 To review and develop the Climate Change Action Plan

The Climate Change Action Plan was reviewed and developed.

6. Planning applications received from the Forest of Dean District Council for consideration by Newent Town Council at its meeting on **Monday 24th October 2022**

NEWENT TOWN COUNCIL

Planning applications received from the Forest of Dean District Council for consideration by Newent Town Council at its meeting on **Monday 24 October 2022**

APPLICATIONS

- A. P0092/22/DISCON Swanpool Barn, Kents Green, Tibberton, Gloucester Discharge of Condition 5 (Biodiversity Enhancement) and Condition 8 (joinery colour for proposed garage) relating to P1718/21/FUL

The committee were unable to comment on this application as it would mean that they would be inquorate.

- B. P1350/22/FUL Land North Of Stream Lane, Upleadon, Gloucestershire, GL18 1EL

Installation of a ground mounted solar photovoltaic (PV) farm along with continued agricultural use, ancillary infrastructure, security fencing, landscaping provision, ecological enhancements and associated works.

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

- The site is 1/3rd in the Parish of Newent and 2/3rd in Upleadon.
- Welfare of horses are a concern regarding installation/building work, as breeding season for horses is between March to August period and the installation in the field could affect their welfare.
- Narrow lanes in and around Hooks Lane and horses use the lane, concerns about animal welfare and traffic.
- The developer has identified category 3B, however there is no evidence from Officers to support this category claim.
The land retains water, and it is ideal for agriculture and not for solar farm usage.
Therefore, it is better than the developers assessment of 3B, according to historic usage.
- The wildlife will be disturbed, including deer and red kites.
- There are footpaths nearby and the development will have a detrimental effect on the tranquil character of the rural area.

- C. P1332/22/FUL Littleford, Tewkesbury Road, Newent, Gloucestershire
Erection of single storey extension, provision of new first floor landing window. Demolition of existing front porch.

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

- D. P1153/22/LD1 7 & 9 Culver Street, Newent, Gloucestershire, GL18 1DB
Application under Section 191 for continued use of converted detached dwelling to a pair of semi-detached dwellings.

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

The committee would like to know why the FoDDC Planning Department did not take planning enforcement action earlier when the matter arose?

- E. P0776/22/FUL Co-op, Market Square, Newent
Erection of a single storey extension to existing retail premises including associated works and modifications to existing car park and service areas.
(Part Retrospective)

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

The committee would like the Planning Department to note the following comments:-

1. There are serious public concerns from residents in Culver Street regarding the noise from the refrigeration unit. The Environmental Health Team are aware and are undertaking further investigation.
2. An additional refrigeration condenser is due to be installed in the same place, which could disturb the peace and pleasure of residents, using their gardens and whilst trying to sleep.
3. The cycle storage, whilst it appears to be available it would be appropriate to have secure cycle storage.
4. Two electric vehicle charging points were required on the first plans, however they are not illustrated on these plans.
 - a. Where are they?
 - b. Can there be more than two?
5. Can solar panels be used on the roof and ensure that requirements met or exceeded?

To note Planning decisions

The planning decisions were noted.

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

CONSENT

P1316/22/TCA Orchard House Graces Pitch Newent GL18 1SU
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.

P1161/22/LBC 50-52 Cherry Orchard Cottage Culver Street Newent GL18 1DA
Listed building consent for the replacement of 1st floor (rear) bathroom window.

P1119/22/FUL Sandyway Redmarley Road Newent GL18 1DR
Proposed single storey extension and alterations. (Retrospective)

P1082/22/FUL Land At Strawberry Hill Vineyard 47 Orchard Road Newent GL18 1DQ
Proposed agricultural storage building

P1273/22/TCA 3 Kings Shoot Court Road Newent GL18 1SY
Undertake a 25-30% crown reduction to Tulip tree in rear garden of 3 Kings Shoot by cutting back to previous pruning points.

P1044/22/FUL 16 Chedworth Newent GL18 1SE
Replacement of rear extension to form ground floor bedroom.

P1033/22/FUL Yew Tree Villa Golden Valley Upleadon GL18 1HN
Erection of two storey side extension to dwelling.

DECIDED

P1174/22/LD2 2 Johnstone Road Newent GL18 1PZ
Application under Section 192 to establish whether planning permission is required for erection of a single storey rear extension and a loft conversion to include dormer and rooflight

The Chairman closed the meeting at 7.43pm