

**NEWENT TOWN COUNCIL
PLANNING & ENVIRONMENT COMMITTEE**

Minutes of a meeting of **Planning & Environment Committee** held on **Monday 14th November 2022** at Newent Community School, Watery Lane, Newent at 7.00pm (Started 7.04pm)

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

Also present – The Clerk and 11 members of the public

Public Participation Session

Speaker 1

A member of the public spoke in favour of P1368/22/FUL Newent Recreation Ground, Watery Lane, Newent Erection of new community building.

Speaker 2

A member of the public spoke in favour of P1368/22/FUL Newent Recreation Ground, Watery Lane, Newent Erection of new community building.

Speaker 3

A member of the public spoke in favour of P1368/22/FUL Newent Recreation Ground, Watery Lane, Newent Erection of new community building.

1. To note apologies for absence

Apologies were accepted from Councillors Mrs W Odhiambo and Mrs K Draper

2. Declarations and Interest on items on the agenda

Councillors Mrs G Moseley, Mrs K Selwyn, and Mrs M Duffield declared an interest in P1368/22/FUL Newent Recreation Ground, Watery Lane, Newent.

3. To approve the Minutes of the Planning and Environment Committee held on Monday 24th October 2022

The Minutes were approved by a 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. Local Recycling & Waste Disposal Poster

5.1 To approve the Local Recycling and Waste Disposal Poster

The Committee by a unanimous decision approved the Local Recycling and Waste Disposal Poster.

6. Newent Neighbourhood Development Plan Steering Group

6.1 To note the minutes of the meeting held on 21.09.22

The Committee noted the minutes of the meeting held on 21.09.22.

7. Planning applications received from the Forest of Dean District Council for consideration by Newent Town Council at its meeting on Monday 14th November 2022

NEWENT TOWN COUNCIL

Planning applications received from the Forest of Dean District Council for consideration by the Planning and Environment Committee at its meeting on **Monday 14 November 2022**

APPLICATIONS

- A. P1368/22/FUL Newent Recreation Ground, Watery Lane, Newent
Erection of new community building. Removal of temporary cafeteria building and shipping containers. (For information only)

The clerk commented that any responses to the application will be held in the Planning Portal of the Forest of Dean District Council.

- B. P1098/22/FUL 2 The Stables, Southend Lane, Newent, Gloucestershire
Erection of two dwellings with associated parking and work.

The Committee resolved by a unanimous decision to 'Object' to this application, on the following grounds:

- a) Foul sewage: will not be discharged into the main sewer.
- b) Septic tank: reassurance is needed that the septic tank will be able to cope with the overflow of waste, as the council is aware of overflows previously from the septic tank.
- c) Rain Water Damage: the ability to drain is constrained and the council can see no evidence that this has been addressed, at this stage.
- d) Neighbour Notifications: it has been identified that at least eight neighbouring properties that should have been notified were left off the notification list regarding the planning application. Notification should have been provided to properties opposite and down Southend Lane, Newent.

- C. P0891/22/FUL 17 The Scarr Newent Gloucestershire GL18 1DQ
Erection of a two storey rear extension with associated works.

The Committee resolved by a unanimous decision to 'No Objection' to this application, subject to the Conservation Officers reports.

- D. P1388/22/FUL Old Malt House , High Street, Newent, Gloucestershire
Erection of single storey rear extension and glazed veranda to rear and erection of a small lean-to store. Demolition of existing conservatory.

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

- E. P1405/22/FUL Land Rear Of, 35 Court Lane, Newent, Gloucestershire
Erection of 2 No. dwellings with car parking, landscaping and associated works

The application was withdrawn from the Forest of Dean District Council and was not discussed.

- F. DF16028 P0265/22/FUL Land Near Highleadon, Highleadon Gloucestershire
Installation and operation of a renewable energy generating station comprising ground mounted photovoltaic fixed tilt solar arrays and battery based electricity storage containers together with switchgear container, inverter/transformer units, DNO Substation, site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.
(Additional information has been submitted)

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

- G. P1393/22/FUL 12 Court Lane, Newent, Gloucestershire, GL18 1AR
Erection of a single storey glazed conservatory with associated works.

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

- H. P1458/22/FUL Three Shires Garden Centre, Ledbury Road, Newent
Installation of ultra-rapid charging points and associated infrastructure at existing car park

The Committee resolved by a 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

P1099/22/LBC Bower Barn 31 Culver Street Newent GL18 1DB
Listed building consent to re-roof part of the roof with additional internal alterations and associated works.

P0709/22/FUL 5 Watery Lane Newent Gloucestershire GL18 1QA
Proposed dropped kerb and creation of driveway with retaining walls and associated works

P1013/22/TPO 2 The Walled Garden Newent Gloucestershire GL18 1EW
Yew tree T1 of DFTPO 185: Raise crown to 2.4 metres above ground level to allow access under the tree, and undertake a crown reduction of approximately 20% to reduce the size of the tree in relation to the two adjacent buildings and to improve the shape of the tree.

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.

REFUSED

P1216/22/FUL 33 Ford House Road The Scarr Newent GL18 1LQ
Removal of Condition 13 (acoustic noise barrier) in relation to P1667/21/COU.

P0946/22/FUL 33 Ford House Road The Scarr Newent GL18 1LQ
Change of use to extend existing holiday home park to accommodate the stationing of up to an additional 15 static holiday homes.

VALIDATED

P1736/21/FUL Glebe Orchard Cliffords Mesne Newent GL18 1JN
Erection of a first floor extension over garage and alterations to rear of property with associated works

DECIDED

P1383/22/EIA Land to the South East Of Newent Gloucestershire 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.

1LG P1307/22/LD1 The Studio, West Wing Tewkesbury Road Newent GL18

Application under Section 191 to establish whether the residential use of 'The Studio' as a separate dwellinghouse is lawful.

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 Chairman closed the meeting at 7.45pm