



**Minutes of the Planning & Environment Committee of Newent Town Council held on Monday 22<sup>nd</sup> May 2023 Room G4 Newent Community School, Watery Lane, Newent, 7pm.**

**Councillors Present:**

Cllr G Moseley (Chairman)  
Cllr J Escritt  
Cllr J Gooch  
Cllr K Selwyn  
Cllr S Hulbert

**Absent:**

Mrs C Howley  
Cllr E Wood

**Also Present:**

Mrs E Bennett, Town Council Administrative Officer  
Mr N Sapsed  
11 Members of the Public

The Chair welcomed members and the public. Item 4.1 The Chair proposed discussing item G after items A and B.

**Public Session**

**P0584/23/OUT Land At, Gloucester Street, Newent**

Four residents spoke regarding the application citing various concerns regarding Council effectiveness, implications for Newent, development issues, ecological issues, transportation issues, former development issues, business rates and becoming a commuter town. Residents referred to the Local Plan and strongly objected to the application.

**1. To note apologies for absence.**

None received.

**2. Declarations of Interest on items on the agenda.**

None.

**3. To approve the Minutes of the Planning & Environment Committee held on Monday 24<sup>th</sup> April 2023**

The Committee resolved that the Minutes were a true and accurate summary of the meeting and were duly signed by the Chairman.

Proposed Cllr Selwyn, seconded Cllr Moseley. Three Councillors abstained.

Council noted that the meeting regarding EV charging was still to be scheduled.

**4. Planning applications received from the Forest of Dean District Council for consideration by Newent Town Council at its meeting on Monday 22<sup>nd</sup> May 2023**



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**4.1 Matters requiring a decision**

**A. P0461/23/LBC United Reformed Church, 22 Broad Street, Newent**

**Listed building consent for internal alterations to include removal and re-purposing of pews.**

The Committee advised its correct title is Reformed Church not Reform. Committee welcomed the alteration of the building noting a reduced congregation and welcomed community use of the G2 listed building. Committee sought further information from the application with relation to the burial ground.

No objections.

Proposed Cllr Selway, seconded Cllr Hulbert. Unanimous.

**B. P0460/23/FUL United Reformed Church , 22 Broad Street, Newent**

**Change of use from Class F1 to Class E (business use).**

Committee request confirmation regarding ongoing management of the cemetery/burial ground.

No objection.

Proposed Cllr Gooch, seconded Cllr Escritt. Unanimous.

**G. P0584/23/OUT Land At, Gloucester Street, Newent**

**Outline application for mixed Use development comprising the following individual, severable and self-contained elements: i) up to 375 residential dwellings. ii) 1 form entry primary school including nursery. iii) employment area (up to 7,800 sq m gross internal floor area within Use Classes E(g), B2, and B8). iv) local centre (up to 865 sq m gross internal floor area within Use Classes E(a), E(b), E(c), E(d), E(e) and hot food takeaway (Sui Generis). Associated works; ancillary facilities and infrastructure; open space; recreation facilities and landscaping. Vehicular accesses from Gloucester Street and Oak Tree Way.**

Committee discussed the application in detail raising a variety of concerns regarding design queries, issues with proposed location of sports pitch/facilities, implications for local school, business case of premises, archaeological concerns, PROW, impact on youth and health provision.

The Chair updated on the history of the Local Plan, SHELAA and draft Neighbourhood Development Plan (NDP). Resident involvement in the NDP was welcomed.

Cllr Gooch advised she had contacted the Case Officer with questions/concerns.

7.44pm Cllr Selwyn left the meeting.

After a detailed discussion it was agreed that the Committee STRONGLY OBJECT to the application due to a lack of information and request a FODDC Planning Officer attend either a public or Councillor to discuss in more detail what can and cannot be achieved within the application to identify what benefits and improvements can be made to the town.

The Committee would also ask FODDC whether the planning application is so substantial that its accumulative affect is so significant to undermine the plan making process by



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predetermining decisions about the scale, location and phasing of new development that are central to an emerging Local Plan and is the emerging plan at an advance stage but is not yet formally part of the Development Plan for the area.

Councillors raised a number of concerns primarily relating to:

- impact on schools capacity querying demand for places/will a new school impact on existing schools
- infrastructure
- employment needs to be attracted to town,
- walking and cycling opportunities need to be developed,
- transport issues/connections need to be addressed,
- danger of Newent becoming a commuter town,
- lack of sufficient medical capacity for additional residents,
- lack of information on the purpose and servicing of the proposed neighbourhood centre,
- lack of information regarding the playing fields – whose responsibility would the playing fields fall to long term,
- concern the sports facilities is not in the best place – issues with access and location,
- drainage concerns.
- Concerned about capacity of the sewage works
- Safe highways access to the site to be developed.

The Committee request a Master Planner to assist further noting this was referenced in the Emerging Plan to address known issues raised and would request a meeting with the Strategic Planning Officer and Planning Officer to discuss the application.

**C. P0478/23/FUL Land South Of Sheppard House, Onslow Road, Newent  
Change of use to flexible use for the land to be used for storage (Class B8), retail and indoor recreation (Class E(a and d)) and community meeting place (Class F2(b)) purposes under Class V of the General Permitted Development (England) Order 2015. (Retrospective)**

To consider at item F.

**D. P0361/23/FUL 24 Redmarley Road, Newent GL18 1LJ  
Installation of a ground mounted 10kWh Solar PV system**

No objections.

Proposed Cllr Gooch, Seconded Cllr Moseley. All in favour.

**E. P0463/23/FUL Land North Of, Southend Lane, Newent  
Variation of condition 01 (approved plans) of P0816/21/FUL to lift plots 110-112 by 450mm to remove the requirement of a boundary retaining wall**

Committee noted the foundations were already built and discussed safety concerns with a retaining wall. Committee raised objections noting the raise in height would dominate and increase dominance/overlooking an outdoor amenity space. Committee also raised issues



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with the distance from the dwelling from the boundary and object to a loss of privacy in their outdoor amenity space which was detrimental to bungalow residents.  
Proposed Cllr Gooch, Seconded Cllr Escritt. Unanimous.

**F. P0478/23/FUL Land East Of Onslow Road Newent**

**Change of use to flexible use for the land to be used for storage (Class B8), retail and indoor recreation (Class E(a and d)) and community meeting place (Class F2(b)) purposes. (Retrospective) AMENDED DESCRIPTION**

Committee discussed the class offering and use of the site containers. Committee support the application noting this would benefit the community.

Proposed Cllr Escritt, Seconded Cllr Hulbert. Unanimous.

**G. P0584/23/OUT Land At, Gloucester Street, Newent**

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Discussed and minuted above.

**H. P1708/22/FUL The Folly, May Hill**

**Reconstruction of an existing barn**

No objections.

Proposed Cllr Moseley, Second Cllr Gooch. Unanimous.

**4.2 To note Planning decisions received from the Forest of Dean District Council – Consent**

- A. P0252/23/FUL Newent Converters, Midwinter Transport Limited Strawberry Hill Newent  
Erection of extension to link existing buildings for B8 storage use.
- B. P0110/23/FUL 4 Watery Lane Newent GL18 1QA  
Proposed dropped kerb and creation of driveway with retaining wall and associated works.
- C. P0054/23/FUL 8 Broad Street Newent GL18 1AH  
Conversion of former Lloyds Bank (Grade II listed) to 6 self-contained apartments
- D. P0055/23/LBC 8 Broad Street Newent Gloucestershire GL18 1AH  
Listed building consent for the conversion of former Lloyds Bank (Grade II listed) to 6 self-contained apartments
- E. P0359/23/FUL Little Paddocks Botloes Green Newent GL18 1DW



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Erection of single storey extension to annexe.

**4.3 To note Planning decisions received from the Forest of Dean District Council – Decided**

- A. P0276/23/LD2 Hillesley Horsefair Lane Newent Gloucestershire GL18 1RG  
Application under Section 192 to establish whether planning permission is required for the erection of an open sided extension/rear canopy and fenestration changes. Demolition of conservatory.

**5. Date of Next Meeting**

12<sup>th</sup> June 2023.

The meeting closed at 8.43pm.

Signed:.....

Date:.....