

**NEWENT TOWN COUNCIL
PLANNING & ENVIRONMENT COMMITTEE**

Minutes of a meeting of the **Planning & Environment** Committee held on **Monday 13th March 2023** at Room G4 Newent Community School, Watery Lane, Newent, Started 7.00pm.

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

Co-opted Member: Dr S Bean

Also present – The Clerk and 5 members of the public

Public Participation Session

There were no public speakers.

1. To note apologies for absence

No apologies were received.

2. Declarations and Interest on items on the agenda

There were no declarations of Interest.

3. To approve the Minutes of the Planning and Environment Committee held on Monday 27th February 2023

The Minutes of **Monday 27th February 2023** was 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. Planning applications received from the Forest of Dean District Council for consideration by Newent Town Council at its meeting on Monday 13th March 2023

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 13th March 2023

APPLICATIONS

- A. DF16010 P2061/21/FUL Land At Moat Farm Newent Gloucestershire
Ground mounted photovoltaic solar farm with an electrical generating capacity of up to 49.9MW together with associated equipment, infrastructure and ancillary works.

(Additional information has been submitted in respect of the above Planning Application that you were recently consulted upon. Any observations that you would like to make in respect of this additional information should be submitted by 15/03/23.)

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

- a) Conflicting evidence exists in different reports about the impact of the solar panels of up to 3m in height on the rural character of the area. The map showing the Zone of Theoretical Visibility displays a significant area surrounding the site where it is difficult to imagine that the solar array will not have an adverse effect. In one report the landscape is described as mostly flat, in another as undulating. We understand that solar arrays are recommended to be installed on land that is generally flat.
- b) Footpaths cross the site and walkers will experience a marked change from open countryside to a high walled fenced corridor. We note that the CPRE does not support this application.
- c) Several residential properties lie adjacent to the site, and in spite of revised plans for the panels and proposed planting schemes, it will take time for vegetation to obscure some views and then, to all intents and purposes, box in at least one dwelling. While nobody has a right to a view, we feel that new development should not be intrusive.
- d) The need for extending the application site to another farm some distance away in order to access the grid, adds to the poor fit of the intended use and the site itself.
- e) We would like to express concerns about the future arrangements of disposal of PV panels once their useful life is finished.
- f) While we support the introduction of renewable energy installations, we feel most strongly that the site of the application is not acceptable.

- B. P0110/23/FUL 4 Watery Lane, Newent, Gloucestershire GL18 1QA
Proposed dropped kerb and creation of driveway with retaining wall and associated works.

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

- C. P0210/23/GPDE Holly Tree Bungalow, Cliffords Mesne, Newent
Erection of a single storey rear extension and demolition of conservatory (General Permitted Development extension)

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

- D. P0254/23/FUL Spring Bank, Malswick, Newent
Erection of a barn for the storage of machinery and equipment

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

- E. P0252/23/FUL Newent Converters, Midwinter Transport Ltd, Strawberry Hill
Newent Erection of extension to link existing buildings for B8 storage use.

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

DECISIONS

The Planning Decisions were noted.

PERMITTED

P1710/22/FUL Glengarth, Cliffords Mesne, Newent
Erection of a two and a half bay oak framed garage with associated works.
Removal of existing garage.

P0185/23/TCA 70 Culver Street, Newent
Fell 1 x Cypress (T1) and 1 x Ash (T2) due to low value and shading.
Reduce height of 1 x Cypress (T3) by 1 metre to retain height and shape.

The Chairman closed the meeting at 7.36pm