

# Parish Council of Coleford

---

Gallant Hill Farm, Foxcote, Radstock, BA3 5YB  
Miss V Watts, Clerk to the Council  
Tel: 07971 516916 / 01749 880428  
Email: [clerkcolefordsomerset@gmail.com](mailto:clerkcolefordsomerset@gmail.com)

In line with government guidance and recommended social distancing and self-isolation rules for those who are vulnerable, it was agreed that this meeting would be conducted as a virtual meeting using Zoom video technology.

## Minutes of the Parish Council Virtual Meeting held on Wednesday the 27<sup>th</sup> January 2021

### Present

Cllr Ham (Chairman presiding) Cllrs Allen, Banks, Conn, Drescher, Evans, Pearce, Townsend and Turner.  
5 members of the public attended.

### 1. Public Forum

Cllr Conn reported on behalf of Chris Osborne that the pavement located at the entrance to Springwater Farm, Anchor Road has been repaired. He suggested that if the damage reoccurred that Highways should consider reinforcing the edges eg with reinforced concrete beneath, to prevent a repeat of the problem.

**Action: Clerk to contact Somerset Highways to ask if they are going to pursue the cost of the repair from the landowner.**

Mary Pearce said that she wished to speak regarding the Mendip Country Practice and Gladman application.

Cllr Ham said that he had received a call from a resident who had asked if they could erect scaffolding on the outside of their property which would be on land owned by Somerset County Council, whilst they completed some work. Cllr Ham had said that this would be acceptable.

### 2. Apologies for Absence (acceptance of any reasons offered)

Cllrs Barrett and Hanney had both sent apologies which were accepted by the Chair.  
Cllrs Harding and Talbot did not attend.

### 3. Declaration of Interest and Dispensations granted since last meeting

There were none.

### 4. Planning Applications

- i) 2020/2641/FUL – Single storey extension to the South Elevation with paved path and area. Mendip Country Practice, Church Street, Coleford, BA3 5NQ

Mary Pearce said that she was in favour of the application but would like to see a dropped kerb installed and a disabled parking bay within the grounds near the new entrance.

Robin Bradbury had emailed to say that he supported the application.

Cllr Evans was worried that parking on the road would make Church Street more dangerous. Cllr Ham noted that sometimes the car park is full but there are no people waiting in the waiting room. Could staff car sharing be investigated? Councillors agreed that any increase in parking on the road would not be welcome.

It was proposed by Cllr Turner that the application be recommended for approval with conditions that extra parking bays be created within the grounds to prevent parking on the highway and that a disabled parking bay be created near to the new entrance, which was seconded by Cllr Banks

**Action: Clerk to notify the planning officer**

**Vote: 7 For, 0 Against, 2 Abstentions (2 District Councillor)**

- i) 2020/2201/OTS – Outline planning application for the erection of up to 63 dwellings with public open space, landscaping, sustainable drainage system (SuDS), a vehicular access point from Anchor Road. All matters reserved except for means of access (resubmission of 2019/2345/OTS) - Additional landscaping information received 18th January 2021

Land Off Anchor Road, Lipyeate Cross To Luckington Cross Coleford

Cllr Townsend said that the revised application was received in October. It is the same as the original application but with a revised landscape report which was only received in January. An appeal has been lodged on the original application but it has not yet been processed so the grounds are not known, the timescale or the inspector appointed. However, the appeals inspectorate has said that the case would be considered in a hearing, rather than by written representations.

The Planning consultant has said that planning appeals are currently taking 35 weeks. This could work in our favour with the Local Plan interim report expected regarding the main modifications at the end of January. This could then trigger more consultation. Hopefully this would be adopted in June/July which would fall within the Appeal time.

The Planning Consultant has advised that we should deal with this application by again giving all the reasons why we think it should be refused, in the same way as we did for the original application. A supplementary report could be provided to support the original brochure for the planning officer's decision but if it is to go to the planning board then the brochure should be updated and reprinted.

Cllr Townsend said that he has reviewed the new reports which contains images of how the street scene might look after the construction and over the coming years. In the images the proposed new hedge follows the existing hedge line rather than incorporating the proposed visibility splay. The ecology report doesn't take into account the full record of species which have been spotted at the site. In total, there are only 8 or 10 key points spread over 100's of pages.

Cllr Townsend said that he was not aware of any recent incidents on Charmborough Lane so if anyone has information of accidents or incidents that can be added to list then let him know. Cllr Ham said that last month the road was blocked for an hour and that there have been 3 or 4 diversions in the area recently all of which have avoided using Charmborough Lane. There is also evidence of haulage companies that avoid using this lane due to the potential for delay.

Mary Pearce noted that the new documents showed that a street light would be removed and the 30mph sign would be moved towards Lipyeate. She questioned whether a 30mph sign could be in place without a street light. This needs to be considered. She also questioned whether the Crime prevention unit could be asked to look at the layout of the play area as they did not think that the design shown in the original application was safe and the new application (landscaping report) shows further tree planting which would make the area even more susceptible to anti-social behavior.

Cllr Conn said that he felt that 3 points should be focused on, namely:

- Local Plan and the 5-year supply – An appeal at Chilcompton was turned down by the inspector and the points raised on the Local Plan and 5 year land supply could also relate to this application. A recent interview with the Communities Secretary on Radio 4 highlighted that development should be more focused on urban and brownfield sites rather than green field. The legal response put forward by Rode Parish Council to an application there which referred to the Wavenden appeal decision which should be highlighted.
- Bus Service - During last year the Parish Council conducted a consultation regarding the village bus service, which received a lot of support. The Parish Councils official response was collated at the September 2020 planning meeting which could be useful evidence to rebut parts of the travel plan submitted by Gladman.
- The photo montage provided as part of the landscape report was more helpful to the Parish Council in highlighting how it will impact on the village. The new instant hedge to which they refer is generated by planting larger plants from tubs which often fail when planted.

Cllr Townsend said that a useful letter from the Woodlands Trust had been received which referred to the importance of the Elm tree and the Parish Councils request for a TPO. It makes the point that it is a rare specimen and should be protected as elms support various wildlife, including moths and the white letter hairstreak butterfly.

Cllr Townsend confirmed that he would remeasure the visibility splay and the hedgerow which he believes to measure differently to that provided by Gladman, which could go some way to undermining their credibility.

Cllr Evans said that he was concerned that the development would have on the current sewage system. Any works to upgrade would cause immense disruption. Wessex Water are still yet to respond to the application which they have a legal obligation. Cllr Townsend will follow this up with the planning office.

It was proposed by Cllr Townsend that we resubmit a full and detailed response to the Mendip District Council planning office to cover all elements of the objections against the application, which was seconded by Cllr Conn.

**Vote: 7 For, 0 Against, 2 Abstentions (2 District Councillor)**

**Action: Cllr Townsend and Ham to work with the Planning Consultant for a draft response, to be discussed at the February meeting.**

- ii) 2021/0083/VRC – Application to vary condition 2 (drawings) of planning permission 2017/066/FUL to revise proposed footprint, relocated entrance, alter parking layout, add ATM to the front wall and add brick to all elevations. Crossways Garage, Anchor Road, Coleford

Cllr Pearce said that the variations proposed on this application are not minor. It is not obvious from the information uploaded on the planning portal what changes are in fact being put forward. Cllr Conn agreed and said that it is difficult to read the details on the plans and the introduction of an external ATM at the front of the store could attract 24hr traffic and there is a concern that it could entice criminal activity.

It was agreed that the Clerk would request further information from the Planning Officer to clarify what changes are being proposed with the intention of reviewing it again at the February meeting. It may help if the documents were rescanned to make them clearer and easier to read.

**Action: Clerk to ask the Planning Officer for clarification**

**Vote: 7 For, 0 Against, 1 Abstentions (1 District Councillor)**

## **5. Planning updates**

2020/2308/HSE - Retrospective garden shed / workshop replacement  
4 Anchor Close, Coleford, Radstock,  
Mendip District Council approved with conditions

2020/1033/FUL – Erection of a single detached residential dwelling, garage and associated development (Updated information received)  
Springwater Farm, Anchor Road, Coleford, Radstock  
Mendip District Council refused

It was noted that the original planning application for the temporary accommodation was limited to 3 years which was granted on the 23/12/16 and therefore would have expired on the 23/12/19. It states that at the end of that term the accommodation should be removed and the land reinstated. It was agreed that the Clerk would notify the enforcement office.

**Action: Clerk to notify Enforcement office**

#### **6. Respond to the Planning Review Consultation**

Mendip District Council have confirmed that their Planning Review consultation period has been extended until the 5<sup>th</sup> February. The Clerk will recirculate the consultation information by email so that Councillors can consider and comment. Any comments need to be submitted to the Clerk before the end of the month so that the response can be submitted.

**Action: Clerk to circulate the consultation review to all Councillors for comment**

**Vote: 9 For, 0 Against, 0 Abstentions**

#### **7. Discuss requirements for new allotments**

Clerk to respond to Carter Jonas who have contacted the Council with an offer of land at Vobster, which could be rented for allotments. It was agreed that the Clerk would write to acknowledge the letter and say that the Council will be in touch soon.

**Action: Clerk to write to Carter Jonas**

#### **8. Update on Royal British Legion (Coleford) Asset of Community Value**

Cllr Ham said that the form is completed, it just needs to be reviewed by the Clerk and then circulated to all Councillors for comment. The online petition now has 276 signatures in its first week. Numerous letters of support from users of the RBL have been received. The legal documents have been received relating to the ownership, how it was built, transactions and the lease. It is hoped that the application will be complete before the February meeting.

**Action: Cllr Ham and the Clerk to progress. Agenda item for February**

#### **9. Coronavirus and Foodbank update**

Cllr Ham said that the number of cases of coronavirus in Mendip are slowly starting to fall. Shape Mendip and the Bath and West showground are both being used as vaccination centres.

The Foodbank is being well run. Cllr Ham said that he was content that the food is being distributed in the village as expected.

#### **10. Rainwater harvesting update**

Cllr Ham asked all Councillors to look online at methods of capturing water without a shed, ready for further discussion at the February meeting. We need to agree what our budget might be for this project.

**Action: All Councillors to research. Agenda item for February**

#### **11. Fence at Beacon View ditch update**

Cllr Ham had provided a sketch on how the ditch could be safely fenced. Clerk to obtain quotes ready for review at the February meeting.

**Action: Clerk to seek quotes. Agenda item for February**

#### **12. Matters of Urgency – at the Chairman’s Discretion**

Cllr Evans reported that cars are still being sold from the Legion car park.

**Action: Cllr Ham to report to the management committee.**

The Clerk said that the laptop has a problem with the screen making it impossible to use. It was agreed that professional help should be sought and that Cllr Ham should be able to agree required expenditure to repair the laptop if required.

**Action: Clerk to seek repair to the laptop  
Vote: 9 For, 0 Against, 0 Abstentions**

#### **13. Date of Next Meetings:**

Wed 10<sup>th</sup> February 2021 Parish Council Meeting