

Parish Council of Coleford

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Gallant Hill Farm
Foxcote
Radstock
BA3 5YB

Minutes of the Parish Council Meeting held on Wednesday the 25th September 2019

Present

Cllr Philip Ham (Chairman presiding)
Cllr Allen, Conn, Evans, Hanney, Pearce, Talbot and Turner.

In attendance:

Vickie Watts the Clerk taking the minutes
There was 5 member of the public present.

Public Forum

- PF 1 Concern was raised over the current work that is taking place at Springwater Farm. The amount of traffic entering/leaving the farm is causing distress to the neighboring homeowners. Cllr Ham explained that restrictions have been put in place to stop lorries accessing the farm during the time when school children are arriving and leaving school. The MDC enforcement team have stated that there is no breach of planning permission.
- PF 2 Members of the public attended to find out what was happening about the Gladman Development which has now been submitted as an application to Mendip District Council Planning department. Cllr Ham said that this would be discussed under Matters of Urgency.

1 Apologies for Absence (acceptance of any reasons offered)

Cllr Barrett, Banks, Drescher, Harding and Townsend sent apologies which were accepted by the Chair.

2 Declaration of Interest and Dispensations granted since last meeting

There were none.

3 Matter of Urgency (Brought forward at the request of the Chairman)

- 3.1 The Clerk read out a letter from Gladman Development Limited dated the 24th September which confirmed that the application for 63 dwellings off Anchor Road had been submitted to MDC Planning department. There were offers of Section 106 agreements to ensure additional capacity can be provided at local schools and to help with the parking issues around the Church Street junction.

Cllr Ham said that although the application had been submitted it was yet to be validated which was likely to be done by the 10th October. The process will have a probable timescale of about 16 weeks with the usual consultations taking place which will include the Parish Council deliberating. If the Planning officer was minded to approve the application then the District Councillors would have the power to refer the application to the Planning board if it felt necessary. The total process could take up until February 2020.

- 3.2 At the last meeting it was asked if the street sign for Church Street currently located just above Underhill, next to the entrance to the steps could be relocated to the other side of the road to make it more obvious to visitors to the village. It had been suggested that an extra sign could be added to the fingerpost sign, however it was agreed that at this stage Cllr Ham would ask the landowner whether they would consent to the sign being fitted to their railings.

PH

4 **Planning Applications**

- 4.1 2019/2260/FUL - Springwater Farm Anchor Road Coleford Frome Somerset BA3 5GX. Proposed two-bay extension to existing livestock building and erection of standalone building for the storage of feed and concentrates.

All Councillors had considered the plans prior to any discussions. It was noted that the building would be providing additional housing for cereal fed cattle which would need cereal feeds to be delivered to the farm resulting in an increase of traffic accessing the site.

It was proposed by Cllr Evans and seconded by Cllr Talbot that the application be refused on the grounds that:

1. The access to the site from the highway, Anchor Road is inadequate for the type of large vehicles entering the site.
2. There is concern for the pedestrian and highway safety
3. The increase in traffic to the site after construction for HGV deliveries and large tractors and trailers will impact on the amenity of the neighbours.
4. The addition of this extension would cause an over intensification of buildings on such a small acreage of land.

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

- 4.2 2019/2200/VRC - Crossway Garage Anchor Road Coleford Radstock BA3 5PG. Application to vary condition 2 (drawings) of planning approval 2017/0600/FUL reduce the size and scale of store and roof design.

All Councillors had considered the plans prior to discussion. It was proposed by Cllr Conn and seconded by Cllr Pearce that there was no objections to the proposed amendments.

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

- 4.3 2019/2205/NMA - Mill House The Green Coleford Frome Somerset BA3 5LY. Application for a non-material amendment to permission 2015/0999/FUL for the use of salvaged roof tiles from the demolition of the previous building to be reused for the garage roof.

This application has already been approved by Mendip Planning department and so there was no discussion.

- 4.4 2019/2149/HSE - Buena Vista Highbury Street Coleford Frome BA3 5NS. Proposed replacement of existing window with uPVC door.

This application had not been included on the agenda. Councillors did review the application and it was proposed by Cllr Conn and seconded by Cllr Hanney that the decision should be left to the planning officer.

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

5 **Consider request from East Mendip YMCA for a Shelter project for the pump track at Highbury Fields**

At the meeting on the 11th September 2019 the letter from East Mendip YMCA was read out which asked whether the Parish Council could provide a shelter near to the pump track for young people to use.

Cllr Ham outlined that the previous shelter supplied by the Council some years ago was still in a sound condition although required a coat of paint. He confirmed that it was made of metal with wooden seats and Perspex sides.

It was proposed by Cllr Ham and seconded by Cllr Allen that this shelter be moved to an appropriate site near to the pump track for a trial period with the Youth Club overseeing the renovation and painting of the shelter. If the shelter is misused then the Parish Council will remove it again.

Vote: 8 For, 0 Against, 0 Abstention (District Councillor)

Cllr Ham will liaise with the farmer to move the shelter into an agreed position and provide the paint.

PH

Date of Next Meetings:

Wednesday 9th October 2019 Parish Council Meeting
 Wednesday 23rd October 2019 Planning Meeting

Meeting closed at 20.10hrs