

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

Newsletter for February 2021

Planning

2021/0083/VRC - Application to vary condition 2 (drawings) of planning permission 2017/0600/FUL to revise proposed footprint, relocate entrance, alter parking layout, add ATM to front wall and add brick to all elevations. Crossway Garage Anchor Road Coleford Frome Somerset

Coleford Parish Council recommended approval with the following conditions:

- That the ATM be located inside of the store.
- That the position of the air conditioning unit remains unchanged.

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, Frome, Somerset

The appeal against the decision on the original application was lodged 8 weeks ago but there is still no news from the inspector with respect to the grounds for appeal or the timescale. Although it has been confirmed that the case would be considered in a hearing, rather than by written representations.

Coleford Parish Council recommends refusal. A detailed response will be sent to the planning office to include a supporting statement from our planning consultant Mark Reynolds of Context Planning and the Brochure dated August 2020 submitted against 2019/2345 which remains valid as the basis of the Parish Councils continued Unanimous Recommendation to Refuse. The latest news on the Mendip Local Plan should help the case for refusal

Planning updates

2016/2436/FUL – The erection of 2 agricultural buildings and temporary (3 years) permission for the siting of agricultural workers accommodation. Resubmission of 2016/1488/FUL

Spring Water Farm, Anchor Road, Coleford, BA3 5PG

Clerk has written to MDC Enforcement highlighting that the temporary agricultural dwelling was only permitted for 3 years which has now expired and the land should be restored.

2020/1712/TPO – T2 English oak, prune the interfering limbs with the BT wires to prevent damage in high winds.

Prune the low branches extending to the neighbouring property by 3-4 m

The Vicarage, Church Street, Coleford, BA3 5NG

Mendip District Council approved with conditions

2020/1860/TPO - TPO M1075 – T1 Sycamore pollarded to a 5m framework.

T2 sycamore prune the end weight of the front most limb by no more than 4 m will be removed without cut diameters not exceeding 150mm. T3 Sycamore, Thin the sub stem growing towards the neighbours property to order to alleviate lean strain on the union. Approx. 20% of the leaf bearing material will be removed.

G 1 Sycamore carry out a full formative thin by removing 20% of the leaf bearing material with cuts not exceeding 150mm, tend to lightly reduce the lateral spread of the trees where the branch union with included bark are present.

Pennant House, Church Street, Coleford, BA3 5NG

Mendip District Council Split decision

2020/2528/TPO – G1 and T1 Ash, Fell to ground level due to ash die back./ TPO M1075
The Old Vicarage, Church Street, Coleford, BA3 5NG
Mendip District Council approved with conditions

Mendip Local Plan Part II – Sites and Policies; Consultation on Additional Main Modifications.

MDC has published a schedule of additional main modifications which form part of ongoing examination of the Mendip Local Plan Part II. These cover two issues only, the requirement to take mitigation measures on developments likely to release Phosphates onto the Levels, and the removal of one proposed site in Rode. The Coleford position is that only the site for 21 dwellings by the old recycling center is proposed. These follow the second round of examination hearings held in November/December 2020. The consultation will run from 09/02/21 to 22/03/21. Responses should be submitted on the correct form.

Highways

A virtual meeting was held with Sara Davis of Somerset Highways to progress issues in Coleford, Holcombe, Leigh on Mendip and Stoke St Michael. The following topics were discussed:

- Charmborough Lane was top of our agenda but as usual no easy fixes were identified. A suggestion for a One Way system was aired again but this was not popular with Holcombe PC.
- The Gladman Brochure has been sent to Highways to prove to them that the issues on the Lane are much wider than their personal injury database.
- They also raised HGV usage of Dark Lane, Double Yellows by the Co-op, the pavement by the old Surgery, and also the need for better Give Way signage at the top of Doors Hill.
- The issue of HGVs on Whitehole Hill was also discussed, particularly the hazards for leisure users. Horse warning signs require evidence of significant usage. SLOW and Road Narrows signs at the bridge are a possible option. In line with discussions with neighbouring parish councils last year, the option of closing the Hill to HGVs would only result in more traffic through Coleford, Holcombe, Leigh and Stoke.
- Concern was also expressed at the Clean Air restrictions imminent in Bath and Bristol, which is likely to increase pollution in our area as HGVs in particular look for alternative routes to the M4 for example.

Coleford issues reported to Highways this month include 2 potholes on Cherry Gardens Lane and a defective light at the old Post Office crossing.

The surface has been made good on Anchor Rd just beyond the 30 sign, a great improvement. The pavement repair opposite Anchor Close, has also been completed.

The Parish Council is working with Mendip District Council to improve the wording on the street signs at Preachers Vale which will hopefully make it clearer for people visiting and emergency services, who in the past have experienced problems finding houses.

Report of any new issues reported by Councillors

- 1 Cllr Ham reported that Dark Lane has deteriorated considerably large potholes near Luckington Cross.
- 2 Pot hole on Lawrence road
- 3 The gullies near to Rose and Crown Cottages and on High St / Springers Hill need to be cleared.
- 4 The drain near to the yellow gate on the footpath from Church Street to Beacon View is blocked causing flooding which is very difficult to negotiate during heavy rain.

Keep Coleford Tidy

The annual Spring Litter pick will not be able to go ahead due to the current Covid restrictions. It is hoped that this could be rescheduled for later in the year. Charmborough Lane has an exceptional amount of litter again considering that it has been cleared twice in previous lockdowns. Notices will be prepared encouraging people to Keep Coleford Tidy for display around the village.

Update of Royal British Legion (Coleford) Asset of Community Value

Cllr Ham reported that the application is coming together with 32 letters of support and a petition of 286 names. A statement has been written which will be sent with the application along with supporting letters received from users, plus copies of the minutes and photos of events held at the Legion. This will be submitted to Mendip District Council for consideration.

Date of Next Meetings:

Wed 24 th February 2021	Planning Meeting
Wed 10 th March 2021	Parish Council meeting

If you have any issues that you would like to bring to the Parish Council's attention please contact the Clerk on 01749 880428 or email clerkcolefordsomerset@gmail.com Check out the website www.colefordsomerset.info

Philip Ham

Mendip District Council report

Cllr Townsend and Cllr Ham gave the following report:

PLANNING - The 6 week Consultation was launched on 9th Feb on the Amended Main Modifications to the Local Plan Part 2. These cover two issues only, the requirement to take mitigation measures on developments likely to release Phosphates onto the Levels, and the removal of one proposed site in Rode. The Coleford position is that only the site for 21 dwellings by the old recycling center is proposed. This further progress on LPP2 gives grounds for optimism that the Gladman application could be refused on planning policy grounds alone.

The January Planning Board gave approval for the controversial outline application for the Saxonvale site in Frome. This will include up to 300 dwellings, probably flats, retail, light industrial and live/ work units, with a green open space by the river with a new bridge.

Mendip have released a statement about the reduced planning services now in place. This results from the pressures of Covid 19 and the setting of new priorities – saving lives, delivering statutory services and economic recovery. The reduced Enforcement service is a particular concern.

FINANCE - Mendip's year end budget deficit was forecast at £2.4m at the end of 2nd quarter, this came down to £1.4m at the end of 3rd quarter and the end of 4th quarter is now forecast to be in balance with some careful 'management'. Similarly the Finance Officer has produced a balanced budget next year which would result in a £5 or 3.16% rise for the Band D property. This will be confirmed at Full Council on 22nd Feb.

CLIMATE EMERGENCY - Mendip's target of being Carbon Neutral by 2030 was reported to Cabinet as being unachievable in the real world, with a 40 to 47% reduction being more possible. A massive consultant's report produced 2 years after the Climate Emergency was declared has concluded that we have generation opportunities with solar PV, and potential emission reductions from road transport, domestic heating and agriculture. The latter is highly controversial with the farming community.

MARKETS - It was good to see Mendip succumb to the massive pressure from Frome Town Council in particular to open the Frome and Wells markets on Saturdays. The press release talks about Monday markets, we have yet to track these down.