

Parish Council of Coleford

Gallant Hill Farm, Foxcote, Radstock, BA3 5YB
Miss V Watts, Clerk to the Council
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Minutes of the Parish Council Meeting held Wednesday 22nd February 2023

Present

Cllr Ham (Chairman presiding) Cllrs Allen, Banks, Evans, Moulding, Paterson, Pearce and West.

1 member of the public was present. The Clerk, Vickie Watts taking the minutes

1. Public Forum

1. A member of the public asked if there had been any news on the proposed mast near Highfield, Coleford. The Chairman explained that a letter objecting to the application had been sent but no response had been received.
2. It was reported that there was a street light out on Church Street. Cllr Banks to confirm the number of the post so that it can be reported. Cllr Evans said the lights on Preacher Vale, Laurence Road and Roman Way had all been repaired but the light at Co-op and in the Highbury car park were still out.

Action: Cllr Banks to notify Clerk of the street light number. Cllr Townsend to report and chase up

3. It was asked if the Council was able to put any pressure on Somerset Highways or the planning department for them to complete the required work to the pavement outside the new co-op.

Action: Cllr Ham to progress

2. Apologies for Absence

Apologies were received from Cllr Barrett, Bell, Drescher and Townsend which were accepted by the Chair.

3. Declaration of Interest and Dispensations granted since last meeting

There were none.

4. Planning Applications

All Councillors had considered the planning applications and supporting uploaded on the Mendip Planning website prior to the meeting.

1. [2023/0119/FUL](#) - Erection of a six bay industrial building Class Uses B2 and B8.

Ash Farm, Charlton Road, Holcombe, Radstock

The applicant attended the meeting and said that Ash Farm industrial units are already providing facilities for local business, which has reduced their need to travel further afield and is currently providing employment for around 50 people. The applicant confirmed that he has a waiting list of people wishing to come the site when units are available showing that there is demand for more units. The confirmed that the proposed site is already classed as industrial and is close to water and electricity supply. An existing tenant spoke in favour of the application.

It was proposed by Cllr Moulding and seconded by Cllr Banks that the application should be approved.

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

2. [2023/0159/FUL](#) - Erection of agricultural building. Land At 367873 151236 Charlton Road Holcombe

The applicant's agent explained that the building would be used to house cattle and store hay and straw. The building is located near to Charmborough Lane, close to water and electricity supply, but would be accessed via the existing entrance onto Charlton Road. The building will be well screened by a bund and hedges.

It was proposed by Cllr Pearce and seconded by Cllr Allen that the application be recommended for approval.

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

3. [2023/0251/FUL](#) – Erection of 1 dwelling house with disabled accessibility, carport & associated access. Land West of Leacham Cottages, Ham Hill, Holcombe

The applicants agent outlined that the proposed property with full disabled access meets a need as set out in the Local Plan. The applicants need to move to a property with the improved facilities and this opportunity will provide a fully accessible home with driveway and paths all meeting the required specification of entry level living.

A resident objected to the development on the basis that it was outside the development line, is close to an site of special scientific interest which is recognized in the Local Plan. The proposed house is too big for the site and will involve leveling a large section which will impact on the character of the area and will mean a loss of privacy for the neighbours. It was questioned whether the location and design were sustainable.

The Clerk read out 2 other letters objecting to the application which had also been submitted to Mendip Planning.

Cllr Pearce questioned the drainage. The applicant's agent said that this was not an area identified by the Environment Agency but drainage would be addressed as part of the planning process before commencement.

After discussion it was proposed by Cllr Allen and seconded by Cllr West that the decision should be left to the planning officer.

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

5. Consider the draft Climate & Environmental Plan

Cllr Moulding had researched ideas and projects that the Parish Council might be able to consider promoting. After discussion it was agreed that no decision would be made until considering the results from the Community Plan which will be completed in March.

Action: Agenda item for March/April.

6. Discuss oil spillage pollution entering River Mells at Coleford

A complaint had been received from 2 residents regarding an oil leak into the stream which runs under High St. There is an obvious film of on the surface along with a heavy smell of oil. The Environment Agency has been informed but they had responded by saying that in their view, this pollution represents "a relatively low risk to the environment and therefore it is unlikely any further action will be taken".

It was proposed that the Clerk writes to the Haylee Wilkins of Neighbourhood Services at Mendip to get them to come out and inspect.

Action: Clerk to write to Haylee Wilkins

7. Discuss whether the bus service could be improved for Coleford residents

It was agreed that this would be discussed at the March meeting.

Action: Agenda item for March

8. Update on the Allotments including:

1. Approve and sign the lease – The land agent had provided a copy of the lease with proposed changes. It was agreed that it would be circulated to all for comment by Sunday 26th February. If all agree then Cllr Ham will sign the lease and return it to the land agent.

Action: Clerk to circulate lease

2. Ratify the tenancy agreement – This will be discussed at the March meeting along with promotion of the allotments.

Action: Agenda item for March

9. Date of Next Meetings:

8th March 2023 for Parish Council meeting
22nd March 2023 for Planning meeting