

Parish Council of Coleford

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Gallant Hill Farm
Foxcote
Radstock
BA3 5YB

Minutes of the Parish Council Meeting held Wednesday 19th November 2025

Present Cllr Pearce (Acting Chairman) Banks, Bell, Fisher, Moulding, Swords and Townsend.

In attendance 3 members of the public present
The Clerk, Vickie Watts taking the minutes

1. Public Forum

- 1.1 A resident praised Somerset Highways for marking up a newly formed pothole within 24 hours.
- 1.2 A resident provided an informative Mining Remediation Authority map showing locations of mine entries, development high risk areas and mine entry potential zones of influence. They suggested inviting the Coal Authority to come to Coleford to talk about the mining heritage and to advise on what to do if there is evidence of collapse.

Action: Clerk to invite the Coal Authority

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

Cllr Allen, Douglas-Burke, Evans, Ham and Paterson sent apologies which were accepted by the Chair.

3. Declaration of Interest and Dispensations granted since last meeting

Cllr Townsend declared an interest in agenda item 12, Small Grants.

4. Planning Applications

- 4.1 2025/1902/FUL - Erection of two detached, three-bedroom houses
Land At 369508 149232 & 369508 149232 Stockhill Court, Coleford
Councillors considered the application. It was proposed by Cllr Swords and seconded by Cllr Townsend that the application be refused on the basis that this would destroy the protected and valuable green space at the entrance to the village. There is also a concern about historic mining subsidence as recorded by the Remediation Authority and also current settlement which has been experienced locally. If this has to be developed it should be bungalows, sensitive to the local environment, rather than 3-bedroom houses which would be out of character with the neighbouring properties in the area.

Vote: 7 For, 0 Against and 0 Abstentions

- 4.2 2025/1770/PIP - Permission in Principle for 6no. dwellings and garages.
4 Rope Walk Coleford Radstock Somerset BA3 5HJ

Councillors considered the application. It was proposed by Cllr Fisher and seconded by Cllr Moulding that the application be refused for the same reasons that the last application ref: 2023/1424/OUT was refused, namely that:

- 1. The site is outside the development line
- 2. It's on agricultural land
- 3. Is overdevelopment of the plot
- 4. Will put pressure on residential amenity
- 5. Highway safety within the existing Rope Walk and on the wider highway network are a real concern

6. Risk of mines on the site

In the Notification of Decision dated 13/11/2023 for application ref: 2023/1424/OUT, Mickey Green, Executive Director of Climate and Place for Somerset Council stated that:

1. The development will result in an urban encroachment of housing into the countryside in a location where development of this nature is strictly controlled, creating a harmful urbanising impact which does not preserve the intrinsic character of the countryside for its own intrinsic value and beauty and fails to respect the distinctive local character of the village, wider area and landscape setting.
2. The benefits of bringing forward housing supply and the limited economic and social benefits do not in this case significantly and demonstrably outweigh the adverse harm identified. The proposals are therefore contrary to the provisions of Policies CP1, CP4, DP1, DP4 and DP7 of the Mendip District Local Plan Part 1: Strategy and Policies 2006 - 2029 (adopted 15th December 2014) and Parts 2, 15 and 16 of the National Planning Policy Framework (NPPF).
3. Insufficient information has been provided to demonstrate that the proposal would not result in harm to biodiversity on the site or result in the loss of trees and hedgerows without adequate mitigation measures. As such the proposal is contrary to Policy DP5 and DP6 of the Mendip District Local Plan Part 1 and Part 15 of the NPPF July 2021.

Vote: 7 For, 0 Against and 0 Abstentions

Action: Clerk to notify the planning officer for both applications

5. Planning updates

It was agreed that there the following items would be added to the agenda for the next meeting:

1. Agree whether to submit a Freedom of information request to be Somerset Planning to provide information relating to how much it has cost council tax payers on the Local Plan, Limited Update for the 505
2. Agree whether to submit to Somerset Planning a letter of objection to the decision process of the planning inspector in approving the 75 houses

6. Consider request to hold grant for Coleford Food Store until they have their bank account

It was reported that The Hub trustees would not accept the cheque in to their account on behalf of the Food Bank and Councillors agreed that it would cause administrative issues for the Council to do the same.

Action: Clerk to liaise with the Food Bank representatives.

7. Consider extending the grass cutting contract for a third year or going to tender.

It was proposed by Cllr Moulding and seconded by Cllr Swords that the contract with LSJ Gardening Services should be extended for 1 more year.

Vote: 7 For, 0 Against and 0 Abstentions

Action: Clerk to notify the contractor

8. Update on the Community car scheme

Cllr Townsend reported that he had requested a meeting with representatives of Mendip Country Practice to discuss the potential for a scheme in Coleford.

Action: Agenda item for the next meeting

9. Accounts approved for payments:

Small grants as listed below:

1 st Coleford Scouts	New sink	£ 192.00
Tuesday afternoon trip	Coach trip	£ 350.00
Coleford & Holcombe Community Magazine	Printing costs	£ 287.00
Coleford Theatre Group	Costume hire	£ 500.00
Knit and Natter	Wool	<u>£ 75.00</u>

Cheques to be signed by Cllr Banks, Townsend and Evans.

The Clerk set up the following amendments on Unity Bank:

Transfer from Current Account to Savings Account	£50,000.00
Adjustment to Clerk salary monthly payment	£ 1,181.64
Adjustment to Clerk Pension monthly payment	£ 365.23

Set up by the Clerk and approved by Cllr Townsend and Cllr Banks

10 Meetings to attend / attended

02/12/25 at 10am Teams meeting for Bus User Stakeholders – Cllr Moulding & Douglas-Burke to attend

11 Correspondence

There was none.

12 Date of Next Meetings:

10th December 2025

Parish Council meeting

14th January 2026

Parish Council meeting

The meeting finished at 20.30hrs