

Minutes of the Woolaston Parish Council Planning and Development Control Committee
Held on Thursday 10th December 2020 at 8.00pm by Virtual Attendance

Present: Councillors; Mick Fairless, Hannah Greenslade, Mary Greenslade, David Harris, Andy Lord, Terina Riches, Martin Rose

In Attendance: Ashley Rees (Clerk)
5 members of the public

1. To receive apologies for absence

There were none.

2. To receive Councillors declarations of interest

There were none.

3. Public open forum

Members of the public present at the meeting spoke in objection to planning application PL1764/20/FUL. In particular the issues highlighted were the lack of compliance with planning permission P1256/12/FUL regarding the size of the site, the volume and origin of the waste being digested, the size and frequency of vehicles using Station Road to access the site, the lack of odour control from the 'slurry pit' and the disregard of the landscaping conditions contained within the original permissions granted.

4. To representations from the previous meeting

There was none.

5. To confirm the minutes of the meeting held on Thursday 12th November 2020

These were agreed as a correct record of the meeting and will be signed in person the next time the Council is able to meet.

6. To consider the following applications submitted by the Local Planning Authority

- i) [P1764/20/FUL | Installation of anaerobic digestion plant and associated infrastructure. \(Retrospective\). | Plusterwine House, Plusterwine Biogas Ltd Plusterwine House Station Road Woolaston Gloucestershire GL15 6PN \(fdean.gov.uk\)](#)

Following a lengthy discussion concerning this application, considering the representations made by the members of the public and information provided when the site was visited by Councillors, it was decided to support the application, with caveats in place. The following response was submitted to the Forest of Dean Planning office:

Further to the Woolaston Parish Council meeting on 10th December, the Council has decided that they support this application in principle. However, it does not support the retrospective nature of the application, nor the fact the conditions contained within application PL1256/12/FUL have not been complied with. It was therefore decided to support the application with the following caveats in place:

- The Parish Council would urge the planning enforcement team to ensure that the original planning permission is adhered to, particularly condition (05) which states as follows:
05. The plant hereby approved shall only be serviced by crops grown on land owned or controlled by Plusterwine Farm on the 1st November 2012 and indicated on the

applicant's submitted plans 101 rev A; RLR/DRRO09 1/6; RLR/DRRO09 2/6; RLR/DRRO09 3/6; RLR/DRRO09 4/6 and the land shown on the aerial photograph received on the 26th November 2012 and no additional material shall be imported. Reason: To ensure that the scheme maintains its sustainable production and to reduce traffic to and from the site for the maintenance of the residential amenities of the neighbouring dwellings in accordance with policy CSP.1 of the Core Strategy.

The current activities at the farm are clearly in direct contravention of this condition and it was felt that enforced adherence to the permissions originally granted would ensure that any further growth at the site is carried out with the correct procedures in place.

- The Parish Council would also ask that Forest of Dean District Council request highways reconsider the suitability of Station Road as an access point to the site.
- The Parish Council would also urge that condition (03) of the original planning permission is enforced as follows:

03. The landscaping scheme shown on the approved plan No 1207/PH/01 received on the 5th November 2012 shall be fully implemented not later than the first planting season following the completion of the development. If at any time during the subsequent five years any tree, shrub or hedge forming part of the scheme shall for any reason die, be removed or felled it shall be replaced with another tree, shrub or hedge of the same species during the next planting season to the satisfaction of the Local Planning Authority. Reason: In the interests of visual amenity and in accordance with Core Strategy Policy CSP.1.

The site is clearly very visible from the A48 and other vantage points within the Parish as it dominates the landscape, and where hedgerows have been removed, they have not been replaced as they should.

- The Parish Council is acutely aware of the disturbances being caused to neighbouring properties and the impact that this is having on them. In particular the odour being emitted from the 'slurry pit' is affecting the use of outside garden space and even being able to open windows during warm weather. The Parish Council therefore request that if permission is granted, the conditions surrounding the covering and agitation of the 'slurry pit' are strictly adhered to.

ii) [P1907/20/FUL | Conversion of agricultural building to a residential dwelling with associated works. | Plusterwine Farm Station Road Woolaston Lydney Gloucestershire GL15 6PN \(fdean.gov.uk\)](#)

Support

iii) [P1923/20/FUL | Construction of 2 x 4 bedroomed detached dwellings with associated parking and landscaping following the granting of outline planning permission P1561/19/OUT. | Land Off The Post Paddocks \(within Rear Garden Of Orchards Lawn, Severn View Road\) Woolaston Lydney Gloucestershire GL15 6NP \(fdean.gov.uk\)](#)

Whilst there were concerns surrounding the access to the proposed site, this was supported.

iv) [P1959/20/FUL | Proposed boundary fence | 11 Netherend Crescent Woolaston Lydney Gloucestershire GL15 6NW \(fdean.gov.uk\)](#)

Support

v) [P1996/20/FUL | Erection of a two storey side extension with balcony. \(Revised Scheme\). |](#)

Support

- vi) P2044/20/FUL | Conversion of existing barn buildings to form a new dwelling with associated annexe on land adjacent to Pleasant View, including associated access tracks, car parking and landscaping. conversion of part of existing farmhouse into annexe associated with Pleasant View. | Pleasant View Woodside Woolaston Lydney Gloucestershire GL15 6PA (fdean.gov.uk)

Support, whilst asking the District Council to ensure the bats are protected.

- vii) P1966/20/FUL | Siting of temporary rural workers dwelling for three years, treatment plant, stables and hay barn, use of an existing access. | Land At Park Hill Woolaston Gloucester GL15 6PX (fdean.gov.uk)

Object – this an unspoilt landscape which is not felt to be a suitable are for development.

7. Correspondence

There was none received.

8. Any other business

- i) **To consider and comment upon the Chepstow Transport Study (Wel/TAG Stage 2)**
[Chepstow Transport Study \(arup.com\)](http://arup.com)

After consideration, it was decided not to comment on this.

9. Closure and date of next meeting

The next meeting will be held on Thursday 12th February 2021 at 8.00pm by remote attendance

Signed: _____

Date: _____