



**Minutes of the Planning & Environment Committee of  
Newent Town Council held on Monday 23<sup>rd</sup> June 2025,  
at Newent Pavilion, Watery Lane, Newent, GL18 1QA  
Start 7.00 pm.**

**Councillors Present:**

Cllr Gill Moseley (Chair)  
Cllr Clare Stone  
Cllr Anthony (Tony) Clifford-Winters  
Cllr Kay Selwyn Item 4.1  
Cllr Mark Franklin  
Cllr Joshua Robertson  
Cllr Sara Hulbert

**Also Present:** Town Clerk and 7 members of the public.

**Public Participation.**

Speaker 1 co-owner of the George Hotel in Newent spoke in favour of the following planning applications P0648/25/FUL & P0649/25/LBC which includes converting the un-used function room into Holiday lets, improving vehicular access via Graces pitch via a coded gate, and revamping the restaurant and courtyard for dining use, the speaker outlined some of the challenges that the business currently faces with the existing access arrangements and explained how the proposal would support long term viability of the business and better use of the historic premises.

Speaker 2 – A resident of Graces Pitch spoke against the following applications P0648/25/FUL & P0649/25/LBC The resident expressed concern that the proposed new entrance, if approved, would be in very close proximity to their home, resulting in a loss of privacy. They also raised objections to the anticipated increase in traffic movements throughout the day and night, and expressed particular concern that the gated access could be misused as a cut-through by individuals accessing the pub, rather than being limited to hotel residents as intended.

**1. To note Apologies for Absence**

Apologies for absence were received from Cllr Shane Malone, and Alan Hedley

**2. Declarations of Interest on items on the agenda.**

There was no declaration of interests

**3. To approve the Minutes of the Planning & Environment Committee held on Monday 19th May 2025**

The Council resolved by unanimous decision that the minutes were a true and accurate summary of the meeting and were duly signed by the chair.

Cllr Kay Selwyn joined the meeting

**4. Newent Neighbourhood Development Plan (NNDP) Steering Group**

4.1 To receive a report from the Chair of the Newent Neighbourhood Development Plan

The Chair of the Newent Neighbourhood Development gave a brief summary of the progress of the NDP

The Newent Neighbourhood Development Steering Group report was noted

4.2 To note the Minutes of the Newent Neighbourhood Development Plan Steering Group meeting on 19<sup>th</sup> March 2025

The Minutes of the Newent Neighbourhood Development Plan Steering Group meeting on 19<sup>th</sup> March 2025 were noted

**5. Planning Applications received from Forest of Dean District Council for consideration by Newent Town Council at its meeting on 23<sup>rd</sup> June 2025**

**5.1 Matters Requiring Comment**

DF16028 P0148/25/FUL Land Near Highleadon  
Variation of conditions 02 (Approved Plans), 06 (Materials and Finish), 08 (BSMP), 09 (Intrusive Groundworks), 10 (Archaeological Work), 11 (Trees), 18 (Newts), 19 (Newts), 20 (Newts), 21 (CEMP-B), 22 (EDS), 23(LEMP) and 24 (Hard and Soft Landscaping) of planning permission P0265/22/FUL to allow for amendments to approved layout to reflect requirements relating to engineering and construction.  
<https://publicaccess.fdean.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SR95BVHILGP00>

The Committee agreed no objection to this application

P0632/25/FUL New Barn Farm Redmarley Road Newent GL18 1LJ  
Erection of a two-storey side extension, single storey front extension and porch, Erection of first floor level above existing lean to and rebuilding of stone wall and steps with associated works.  
<https://publicaccess.fdean.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SWWRIVHIMOV00>

The Committee agreed no objection to this application

P0715/25/TPO Holly Bank, Graces Pitch, Newent

Application to remove dieback and deadwood from outer edges of canopy of Holly tree covered by T2 of Tree Preservation Order number DFTPO 185 that overhangs into the neighbouring property The Walled Garden. This will be a reduction of the overhanging branches by between 6 to 8 feet in length.

<https://publicaccess.fdean.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SXORD3HI0KX00>

The Committee agreed no objection to this application

P0648/25/FUL The George Hotel 21 - 23 Church Street Newent GL18 1PU

Change of use and conversion to form four holiday lets, new access and car parking arrangements

<https://publicaccess.fdean.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SX2XTXHIMQR00>

The Committee resolved to support this application in principle with a wish that full consideration will be given to all options which might reduce the traffic impacts on the residents of Graces Pitch

P0649/25/LBC The George Hotel 21 - 23 Church Street Newent GL18 1PU

Listed building consent for change of use and conversion to form four holiday lets, new access and car parking arrangements.

<https://publicaccess.fdean.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SX2XTYHIMQS00>

The Committee resolved to support this application in principle with a wish that full consideration will be given to all options which might reduce the traffic impacts on the residents of Graces Pitch

## **5.2 To note Planning Decisions received from the Forest of Dean District Council**

### **Consent**

P0518/25/TPO 6 Lakeside Newent GL18 1SZ

Crown lift Cypress tree covered by area A2 of G41 TPO 54, by removing lower lateral limbs to a height of approximately 8 metres above ground level on the neighbours side only (north side of tree). Lightly trim remaining upper canopy by approximately one metre to approximately three metres in length to maintain a balanced and pleasing appearance but to prevent further encroachment.

P0040/25/LBC The Fledgelings High Street Newent Gloucestershire

Listed building consent for partial demolition of existing garden wall with reinstatement to original profiles using existing bricks.

P0404/25/DISCON Land at Gloucester Street Newent Gloucestershire

Part discharge of Condition 15 (Archaeological Written Scheme of Investigation) relating to planning permission P0584/23/OUT (PINS Ref: APP/P1615/W/24/3348402)

## **Refused**

P0841/24/FUL Chamberlains Nurseries Ledbury Road Newent GL18 1DL  
Change of use of land to B8 (Storage and Distribution) for siting of 63no. storage containers for rent.

The Planning Decisions received from the Forest of Dean District Council were noted

### **6. Appeal Against an Enforcement Notice**

P0154/25/LD2 Spring Bank, Malswick, Newent, GL18 1HF

Following an email received from the Forest of Dean District Council earlier in the day explaining that enforcement had been suspended this agenda item was withdrawn

### **7. Date of Next Meeting**

Monday 21<sup>st</sup> July 2025. At Newent Community Pavilion, Watery Lane, Newent, GL18 1QA.

There being no further business the Chair closed the meeting at 7.22 pm