

# Tidenham Parish Council

Planning, Development Control and Highways Committee 2013/2014 – Page 18

**Minutes of a meeting of the Planning, Development Control & Highways Committee held on Wednesday 22<sup>nd</sup> January 2014 at 7.00pm at Tidenham War Memorial Hall**

**Present:** Mr G Birt – Chairman, Mr R Birch, Mrs S Bollen, Mr B Bowshall, Mrs C Dawson, Miss S Gregory together with Mrs G Kirkpatrick and 10 members of the public

**1. Receive Apologies for Absence**

None

**2. To Receive Declarations of Interest – *Declarations may be made during the meeting if an interest becomes apparent***

None

**3. Adoption of the Minutes of the previous Planning Committee Meeting of 18<sup>th</sup> December 2013**  
**Resolved** to adopt and duly signed

**4. Matters Arising from those minutes and not on the Agenda**

None

**5. Public Consultation**

Comments made concerning the planning application P1792/13/OUT:

- i) The Flood and Water Management Act states that with all new buildings soak aways must be used; this is not the case with this application
- ii) Had read in the Parish Council Minutes that S106 monies cannot go to Chepstow for enhancing the library facilities and the Parish has no library so where will the money go

**Planning Matters**

**6. To Consider Correspondence Received/Other Matters re Planning Issues:**

- P1429/13/FUL – this application for demolition of bungalow Hillcot, Mopla Road, Tutshill has been called in and will be examined at the FoDDC Committee meeting on 21<sup>st</sup> January 2014. The application was approved

**7. To Consider Planning Applications Received:**

**P1792/13/OUT** Land at Beachley Road, Sedbury. Outline application for up to 110 homes, public open space, landscaping, highways improvements and associated engineering works.

**Objection based on the following:**

1. The land is outside of the Defined Settlement Boundary – other housing applications have been refused on this basis alone. It is against the Core Strategy and does not take account of any further new building in the Parish until 2026 – the Core Strategy states that *no new greenfield sites will be released unless it can be proven that land is not available from other sources*
2. The Core Strategy further comments that *The Core Strategy does recognise that Tutshill and Sedbury is the fifth largest settlement in the District but also recognises that its main links are to*

*the neighbouring areas. A large proportion of the residents leave the District for work and additional housing would add to this. There are only limited opportunities for expansion and the strategy is therefore one of supporting only locally based growth and a relatively modest amount of new development when compared to the size of the settlement.* This application is therefore directly against the Core Strategy prepared in 2012

3. The Parish Council identified various locations for small groups of housing which appear to have been totally ignored
4. The land is not suitable for soak away drainage but the Act states that soak away drainage must be used for new developments. The fields on which building is proposed flood regularly and currently there is inadequate drainage within Sedbury
5. The traffic at peak times for cars will entail even longer delays for people travelling towards Chepstow and with schoolchildren being dropped off by car the whole area will grind to a halt – an accident on or near the access roundabout will prevent all traffic movement
6. There is virtually no employment in the area thus all property dwellers will need to travel through Chepstow (and onwards to the M48) or north towards Gloucester
7. There is currently inadequate parking at the station in Chepstow
8. The air pollution on Hardwick Hill in Chepstow already exceeds the limit set under EU regulations – the increased traffic generated by these houses, plus developments in Chepstow, will exacerbate the pollution
9. The Public Right of Way footpath will be required to be moved and access to it will be more difficult for Tutshill & Sedbury residents
10. The access to Chepstow for pedestrians along the A48 is narrow and dangerous particularly for school access
11. The play area for children is too close to the train line and the A48 and thus could be dangerous
12. The infrastructure is totally inadequate: schools are already full and doctors surgery appointments currently have a 10/14 day waiting list (for the non-urgent issues). There is only one food shop in Sedbury which is relatively small and inadequate for a “weekly” shop – the nearest supermarkets being in Chepstow and Lydney
13. The bus services are also inadequate at present with the last bus leaving Chepstow at 5.30pm and the bus passes stop at the bus station for English residents
14. Barrett Homes advised the Parish Council that s106 monies would be used to enhance the library service in the village – their representatives were unaware that the nearest library is in Chepstow

**P1701/13/FUL** National Dive & Activity Centre, Day House Quarry. Erection of 12 additional bunk houses with associated timber decking and balustrades. **No objection** provided that the reed bed issues have been sorted out in advance to ensure that the effluent is dealt with in a manner that does not cause nuisance

**P0108/13/DISCON** Bertopack Services, Sedbury. Discharge of conditions (03) materials (06) surfacing finishes and (08) energy efficiency measures on planning approval P0263/3/FUL **No objection**

**P0021/14/FUL** 43 Sedbury Lane, Tutshill. First floor side extension **No objection**

**8. To Note Planning Decisions taken by FoDDC and GCC:**

**P1757/13/FUL** 12 Bigstone Grove, Tutshill

All above granted permission

**9. To Report on Planning Decisions taken under Delegated Powers (s101):**

None

**10. To Report on Enforcements/Appeals:**

None

**Highways Matters**

**11. To Consider Correspondence received re Highways Issues:**

Miss Gregory asks for a permanent “flood” sign to be erected on Beachley Road. The Clerk pointed out the fact that permanent signs can be ignored as drivers are used to seeing them and also other places in the Parish should be considered as well. The Chairman agreed and suggestions were made to include Sedbury Lane, Bishton Lane and the A48. Clerk to make the request to GCC Highways.

A reply had been received from GCC Highways to the letter about the state of Woodcroft Lane – it is recognised that the state of the lane is not good but no resurfacing can be done for the next two years pot holes will be repaired however

**12. To Report on Highways Issues:**

- The Clerk has prepared a full list of outstanding items which has been sent to GCC Highways – this in order that a close watch may be kept on progress

**13. To Receive Councillors Local Reports and Matters for next Agenda**

Mrs Bollen reported on a bush hanging over the footway outside 82 Buttington Road – Clerk to report and also mud on Ormerod Road where the building works are proceeding

Mr Bowshall complained again about the roundabout at the Cross Keys – the Clerk advised that the answer was that the white lines are to be repainted but the resurfacing will not be carried out at present.

Mrs Kirkpatrick advised that the SIP for January is to be held on 28<sup>th</sup> January and will include the National Dive & Activity Centre and the Beachley Road site

**14. To Confirm Date of next meeting – 26<sup>th</sup> February 2014**

**There being no further business the meeting closed at 8.16pm**