

Tidenham Parish Council

Minutes of a Planning, Development Control & Highways Committee Meeting held on 27th May 2015 at 7.00pm at Tidenham War Memorial Hall

Present:

Cllr R Birch, Cllr S Ford, Cllr S Gregory, Cllr S Bollen, Cllr F Bowie, Cllr J Powell
Mr K Duffin – Administrator (Minutes)

1. ELECTION OF NEW CHAIR

- a. **To elect the new Chair** of the planning, Development Control & Highways Committee. There being no nominations for the post Cllr J Powell was nominated and accepted unanimously to chair this meeting.
Resolved to receive nominations for the chair at the next meeting.

2. ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
No absentees.
- b. **To consider for acceptance** those apologies received with reasons for absence.
None.

3. DECLARATIONS OF INTEREST

- a. **To receive Declarations of Interest** in respect of matters contained in this agenda, in accordance with the provisions of the Local Government Act 1972 in respect of officers and in accordance with the provisions of the Localism Act 2011 in respect of members.
Interests may be declared at any time during the meeting should they become apparent.
- b. Cllr Bowie declared an interest in agenda items 8a & 8b.
- c. Cllr Bollen declared an interest in agenda item 8i.

4. MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 22nd April 2015.
Resolved to accept the minutes as a true record.
- b. **To consider any questions** arising from those minutes.
None raised.

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5. **PUBLIC CONSULTATION**

a. **To receive and consider any questions from the Public**, which may be answered but not debated.

b. **Mrs Elizabeth Avery-Brown, Stroat**

Spoke in opposition to agenda item 8c, the proposed wind turbine at Severndale Farm.

Her main points being:

- i. There had been insufficient public consultation
- ii. Historically the Parish Council had opposed large scale development and she hoped they would support the wishes of parishioners and continue to do so on this occasion
- iii. The Parish Plan states that there should be no development in open countryside
- iv. She disputed claims by the proposer regarding noise and visual impact and distributed photographs of the landscape with the tower size drawn on them as being more realistic than those provided by the proposer
- v. Reports concerning noise and shadowing are more than three years old. More houses than the fifteen stated in the application would be affected
- vi. The site is adjacent to the Severn Estuary and could impact on birds and bats
- vii. Tourism and local businesses will suffer
- viii. Philpot Court, a grade 2 listed building with a view over-looking the River Severn, has not been considered in the application

c. **Mr David Smith, Stroat**

Mr Smith, a retired Police Inspector, objected to the Wind Turbine on the basis of its potential to cause accidents on the nearby A48 road. The road is high risk due to it being a single carriageway, and vehicle activity around Hanley Farm Shop and the layby make this stretch particularly dangerous. 14% of vehicle accidents are caused by distractions.

The perceived commercial benefit to the community would be more than offset by the costs associated with dealing with accidents (£1.9m per death, £220k per serious accident, £23k per slight injury).

d. **Bernard Bowshall, Tidenham**

Mr Bowshall commented that Wind Turbines in general are a 'big con' and are heavily subsidised by government. The comment by the government that it would stop grants for wind turbines if elected would make this application non-viable.

e. **Marcus Perrin, Sedbury**

Spoke in support of the application saying that it helps to tackle climate change, provides an alternative to the monopolies of the big suppliers and gives hope for the future

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f. Greg Lance-Watkins

Mr Lance-Watkins objected to the application on the following grounds:

- i. He is opposed to wind turbines and subsidies for them in general
- ii. The ITC report concludes that climate change is a fallacy
- iii. Single wind turbines are not viable. Only large scale developments would be
- iv. The proposed location is bad due to
 1. The distraction to traffic on the A48
 2. Spoiling the view from a grade 2 listed building over-looking the Severn
 3. The landscape surveys are not adequate
 4. There is a Roman Mint, a Roman Temple and a Mancio nearby which have not yet been examined and not considered in this application
 5. Handley Hill was a 'mute' for Tidenham and has not been investigated archeologically

g. Sue Clarke – Resilience Centre

Responded that:

- i. The County Archaeologist had no objection to the plan
- ii. Heritage England had no objection to the plan but has asked for clarification on some points which is being provided
- iii. Bird data and Bat data have been updated
- iv. Representation was made to the FODDC consultant to ask if any other information was required and none has been requested

h. Mr Mosely, Tidenham

Mr Mosely commented on agenda item 8g, Tutshill Community Pre-School.

The plan for this application shows a new gate which gives access to a narrow strip of land owned by Mr Mosely. See further remarks in agenda item 8g

6. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. To consider** letters received regarding planning issues.

None other than those to be presented in individual planning applications in agenda item 8.

7. TO CONSIDER OTHER PLANNING ISSUES

- a. None.**

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8. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

a. **P0576/15/FUL** – Castleford House, Castleford Hill, Tutshill, Chepstow

Proposed conservatory to assisted care unit

No Objection.

Note that Cllr Bowie spoke as a member of the public and left the room while the application was discussed and put to the vote.

b. **P0496/15/FUL** – Castleford House, Castleford Hill, Tutshill, Chepstow

Proposed residential care unit

Objection.

The Planning Committee objects to this application for the following reasons:

- i. The plan shows provision for 41 bedrooms not 40 as stated in the application
- ii. The number of rooms will double and the number of staff increase by 50% but no improvement to the access road is planned. Access through Castleford Gardens is already a problem due to the numbers and sizes of cars and delivery vehicles
- iii. The provision of nine extra parking spaces represents a 50% increase to twenty seven spaces which is not enough for the size of the proposed unit
- iv. A 'swept path analysis' should be carried out for delivery vehicles entering and leaving the site

Note that Cllr Bowie spoke as a member of the public and left the room while the application was discussed and voted upon.

c. **P0365/15/FUL** – Severndale Farm, Tidenham, Chepstow

Change of use of agricultural land to wind turbine and installation of wind turbine to generate renewable energy, including grid connection and ancillary works

It was noted that an open day held at the working wind turbine project in St Briavels was not well attended by the Council or interested members of the public.

Objection.

The Planning Committee objects to this application for the following reasons:

- i. Its location will result in the turbine being too prominent on the landscape
- ii. It will act as a distraction to drivers on the A48 which is already a high risk road
- iii. It will interfere with a grade 2 listed building

Note that Cllr Bowie voted IN FAVOUR of the application.

d. **P0592/15/AG** - Land Adjacent to Pleasant View Farm, Rosemary Lane, Stroat

Extension to Existing Farm Building

No Objection. Application considered under delegated powers.

e. **P0444/15/FUL** – Land Adjacent to Springfield, Bigstone Grove, Tutshill

Variation of condition (02) P1342/13/FUL to Allow for a Retrospective First Floor Clear Glass Window to be Retained and Fitted with Obscure Glass and Fixed Shut

No Objection On condition that the window in question is fitted with opaque glass and is permanently fixed shut.

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- f. **P0578/15/FUL** – Tump Farm, Sedbury Lane, Sedbury, NP16 7HN
Installation of a 5 MW Solar Park PV Complete with Inverters, CCTV, Security Fencing, Soft Landscaping, Access and all Ancillary Works
Unable to Comment. Given that Tidenham Parish Council are likely to derive financial benefit from the proposal we are not in a position to offer a consultee response.
- g. **P0698/15/FUL** – Tutshill Community Pre-School, War Memorial Hall, Tutshill
Engineering Works to Reduce the Level of Playground and Removal of Stores
No Objection (conditional). A neighbour, Mr Mosley, whose property adjoins the Community Pre-School building states that the plan shows provision of a new gate giving access to a narrow strip of land between the two fences which is part of his property. The strip was created when Mr Moseley erected a secondary fence on his property to improve privacy. Mr Mosely was advised to put his case directly to FODDC. The Parish Councils 'No Objection' is therefore on condition that the land dispute is addressed.
- h. **P0594/15/NONMAT** – Springfield Court (Pennsylvania Farm), Sedbury, Chepstow
Non-material amendment to P2030/11/FUL to change approved site area
Information only – no consultation
- i. **P0729/15/PC3PA** – Scissor Happy, Unit 3, Beachley Rd, Sedbury, NP16 7AA
Prior Approval for the Change of Use of a Hairdresser (A1) to a Café Falling Within (A3)
No Objection. Note that Cllr Bollen left the room while this application was discussed and put to the vote.

9. **TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC**

The following Application was REFUSED Permission:

- a. **P1805/14/OUT** – 44, Grahamstown Road, Sedbury, NP16 7AD
Erection of a Detached Dwelling and Provision of Vehicular Access

The Following Applications were GRANTED Permission:

- b. **P0338/15/FUL** – Ty Gwilym, Coleford Rd, Tutshill
Widening of Access Gates (Listed Structure)
- c. **P0339/15/FUL** – Ty Gwilym, Coleford Rd, Tutshill
Widening of Access Gates (Listed Structure)
- d. **P0288/15/FUL** – Roseland, Tidenham, Chepstow
Alterations and Extension to Existing Dwelling – Revised Scheme
- e. **P0246/15/FUL** – Waltham, Beachley Rd, Tutshill, Chepstow
Proposed Loft Conversion including New Front Dormer Window

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- f. **P0190/15/FUL** – 2, Rosemary Lane, Stroat, Chepstow
Proposed Replacement Single Storey Porch and Internal Modification to Existing Dwelling
 - g. **P0015/15/DISCON** – Land adjacent to Beachley Rd, Castleford Hill, Chepstow
Compliance with condition (5) Energy & condition (7) Land Contamination
 - h. **P0594/15/NONMAT** – Springfield Court (Pennsylvania Farm), Sedbury, NP16 7AR
Non-material amendment to P2030/11/FUL to change approved site area
 - i. **P0015/15/DISCON** – Land Adjacent to Beachley Rd, Castleford Hill, Tutshill
Compliance with Condition (05) Energy (P1736/13/APP)
Compliance with Condition (07) Land Contamination (P1498/12/OUT)
- 10. TO REPORT ON PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS (s101)**
- a. **P0574/15/TPO** – 40, Bigstone Meadow, Tutshill, Chepstow
Removal of Two Branches back to Trunk Meeting Point from 1x Horse Chestnut Tree covered by G1 of TPO50
No Objection
 - b. **P0516/15/FUL** - 45 Sedbury Lane, Tutshill, Chepstow NP16 7DU
Conservatory to Rear of Property
No Objection
 - c. **P0592/15/AG** - Land Adjacent to Pleasant View Farm, Rosemary lane, Stroat
Extension to Existing Farm Building
No Objection
- 11. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS**
- a. **AP0004/15/REF - 126 Houses north of Gloucester Rd**
The appeal was lodged and validated on 17th Feb 2015. No timescales posted
 - b. **AP0012/15/REF – The Rising Sun, Coleford Road, Woodcroft**
Change of Use of The Rising Sun Public House to 2x Residential Dwellings
The appeal was lodged and validated on 27th Mar 2015.
Appeal set for 16th June 2015
 - c. **AP0014/15/REF – Hanley Farm Shop near Stroat**
Retention of three non-illuminated advance direction signs
The appeal was lodged and validated on 31st Mar 2015. No timescales posted
 - d. **AP0016/15/REF – Hillcot, Mopla Road, Tutshill, Chepstow.**
Variation of condition 12 (No additional windows)
The appeal was lodged and validated on 20th April 2015. No timescales posted

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12. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

a. Road Closure Application – Gloucester Rd

Advance notice of the closure of Gloucester Road for repairs in August.

The Committee considered that the closure should not go ahead unless the Wye Bridge work is completed and the bridge open.

The Administrator to make the Highways Department aware of the committee's concerns if the Wye Bridge repair overruns.

b. Update on Stowe – Mork Road Closure

Work is now completed.

c. Old Wye Bridge Closure

Work is underway, progress is unknown.

13. TO REPORT ON HIGHWAY ISSUES

a. Clerk report

i. The sewerage leak in Old Sedbury Lane (by the rail bridge) has been repaired by Welsh Water

ii. The ongoing foul smell in the vicinity of Castleford House has been further evidenced by the waste report accompanying the recent planning application which concluded that the existing waste plant does not have the capacity to deal with existing demand and that it is also being used incorrectly resulting in visible effluent on the surface within the grounds.

The Administrator has reported this finding to the Environmental Health Officer to support the ongoing complaint.

14. TO RECEIVE COUNCILLOR'S LOCAL REPORTS AND MATTERS FOR THE NEXT AGENDA

a. Cllr Gregory made a complaint as a resident to Gloucestershire Highways Dept complaining about the quality of grass cutting at Beachley and along the A48. She also referred to a letter from a resident to Mark Harper MP and the response from him and Brian Watkins of the Highways Department. Mr Watkins visited the area and has made resurfacing the road a candidate for the 2016/17 budget. Meanwhile the road will be inspected regularly and running repairs made.

The 30/50 speed sign on the corner remains overgrown despite enforcement letters from Highways. Brian Watkins has said that the last resort would be legal action. It was suggested that the Highways Department cut the hedge back and send the bill to the occupier.

The Administrator to make this suggestion to Highways.

b. Cllr Birch commented on the poor state of Gloucester Road between the garage and Coleford Rd roundabout. It was pointed out that this was the subject of the closure and repair work in August.

c. Cllr Powell reported that the state of the footpath outside 31 – 37 Wyebank Rd was very poor and people were stepping into the road to avoid it

The Administrator to report to Highways.

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15. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. Next meeting confirmed 24th June 2015

There being no further business the meeting closed at 9.25 pm