

Tidenham Parish Council

Minutes of a Planning, Development Control & Highways Committee Meeting held on 29th July 2015 at 7.00pm at Tidenham War Memorial Hall (*postponed from the original date of 22nd July due to councillor training on that day*)

Present:

Cllr Bowie (Chair)

Cllr R Birch, Cllr S Gregory, Cllr S Bollen, Cllr J Powell, Cllr Ford

Mr K Duffin – Administrative Assistant (Minutes)

1. APOLOGIES

- a. **To receive** apologies for absence from those councillors unable to attend.
- b. **None** received.

2. 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. **Declaration received** from Cllr Bowie regarding the planning application in agenda item 7b.

3. MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 24th June 2015.
Resolved to add an apology for absence for Cllr Ford which was missing from the minutes and then to accept the minutes as a true record.
- b. **To consider** matters arising from those minutes.
Cllr Ford commented on item 6b from the minutes which had not been actioned -
“Cllr Bowie produced an email from Cllr Ford referring to the possible community benefit to be gained from solar farm projects in the Forest. The planning committee had not seen the email. Resolved for Cllr Bowie to distribute the email to be raised in the next agenda”
The item is missing from the current agenda.
Resolved to ensure the mail is distributed and placed on the agenda of the next meeting.

4. PUBLIC CONSULTATION

- a. **To receive and consider any questions from the Public**, which may be answered but not debated.
- b. Approximately 40 members of the public were present, all but one of whom where there to discuss the recent presentation to the Parish Council by Stuart Rackham concerning a prospective development on land belonging to Bishton Farm. The remaining member of the public wanted to speak about the planning application in agenda Item 7d.

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- c. The Chair asked the Administrative Assistant to present the background information regarding the prospective development on land belonging to Bishton Farm.
 - i. Stuart Rackham made a request to make a presentation to councillors of the prospective development on land in Woodcroft belonging to Bishton Farm
 - ii. The presentation was heard by councillors at the full council meeting of 17th June 2015
 - iii. The prospective development was not debated
 - iv. No planning application has been received
 - v. After the presentation Mr Rackham wrote to the Clerk to request co-operation in producing a 'housing needs survey'. This request was added to the Planning Committee agenda for 29th July 2015
 - vi. A member of the Woodcroft Community Association wrote to the Clerk concerned that a planning process had begun which to which they were not privy

- d. Members of Woodcroft Community Association outlined their objection to any development on the land in question belonging to Bishton Farm citing the adopted Allocation Plan, a failed planning application on the land in 2011, guidance for producing a Housing Needs Survey and a response to the discussion document prepared on behalf of the land owner. These documents had been sent to the Clerk by Mr Mather-Lees who also (with others) presented the opposition case to the Council. The main opposition points being:
 - i. There is no apparent local need
 - ii. The Allocation Plan stated that expansion into the countryside will not take place
 - iii. There is minimal local public transport
 - iv. The local school is oversubscribed
 - v. The proposed development cites community benefits that are not needed by the existing community
 - vi. It would spoil an area of outstanding natural beauty
 - vii. There would be an ecological impact

- e. One member of the public spoke in opposition to the planning application item 7d of this agenda. The main points being:
 - i. The proposed development is outside the settlement boundary
 - ii. It's in a prominent position and very visible
 - iii. It would share a drive with limited visibility when exiting to Bishton Lane
 - iv. The local land floods and waterlogs making management of surface water and waste soakaways difficult
 - v. It's out of keeping with local character
 - vi. Trees have been felled in advance to minimise impact on the application

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5. **TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES**

- a. **Resolved** to decline the request received from Stuart Rackham to co-operate in completing a housing needs survey.

The Administrative Assistant to write to Mr Rackham explaining the Parish Council is neither in a position to, nor willing to, co-operate with a housing needs survey aimed at supporting a possible development application. Furthermore, should a survey be undertaken it should examine, amongst other things, the local housing stock, the age make-up of the population, the impact of any development on Health Services, Education Services and Transport.

- b. **Resolved** to take no action on correspondence received from Gladman Developments Ltd inviting comment from the Parish Council and others on an alternative development plan they will present at the 126 house Elm Road public enquiry due to start 19th Aug 2015. The Forest of Dean District Council Planning Department advised the Administrative Assistant that it would be attending the enquiry with a case to defend its decision to reject the original 126 house plan. It is not considering the new plan, which has not been submitted as a planning application. The Tutshill & Tidenham Action group had written to the Parish Council voicing concerns about the new plan. They were advised of the stance taken by the FoDDC and informed that the letter from Gladman would be an agenda item on today's meeting.

6. **TO CONSIDER OTHER PLANNING ISSUES**

- a. **None.**

7. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- a. **P0803/15/FUL – The Village Inn, Beachley Rd, Sedbury, NP16 7AA**

Erection of two bungalows

No objection

- b. **P0884/15/FUL – 3 Castleford Gardens, Tutshill, NP16 7LF**

Erection of a two story extension to existing building

No objection

Note: Cllr Bowie had declared an interest in this application, so vacated the chair (taken by Cllr Ford) and left the room for the duration of this agenda item

- c. **P1905/14/FUL – Wyntourlea, Woodcroft, NP16 7HY**

Proposed single and two-storey extension with internal alterations and replacement flat roof to pitched roof over garage

No objection

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- d. **P0915/15/FUL – Orchard Lee, Bishton Lane, Tidenham, NP16 7LG**
Proposed erection of a dwelling with associated works
Objection. The committee objects to this development because it is outside the extent settlement boundary. Furthermore, should the application be allowed the following should be considered:
- i. The aspect should be amended to prevent overlooking
 - ii. Bishton Lane should be widened and a footway provided across the frontage
 - iii. On-site parking should be increased
- e. **P0441/15/FULL – 10 Castle View, Tutshill, NP16 7LL**
Proposed garage and store with annex accommodation above
New information considered. Original objection still valid
- f. **P0365/15/FUL – Severndale Farm, Tidenham. NP16 7LL**
Change of use of agricultural land to wind turbine and installation of a wind turbine to generate renewable energy, including grid connection and ancillary works
New information considered. Original objection still valid
- g. **P0993/15/FULL – Batu Lebar, Coleford Road, Woodcroft, NP16 7HY**
Alterations, erection of a two storey extension and erection of a detached garage
No objection
- h. **P1032/15/FUL – Bishton Farm, Bishton Lane, Tidenham, NP16 7LG**
Erection of an industrial barn
No objection
Note: Cllrs Birch and Gregory abstained
- i. **P1026/15/FUL – 31 PARK View, Sedbury, NP16 7BE**
Proposed two storey side extension joining garage to dwelling
No objection
- j. **P1064/15/FUL – Underwood Farm, Rosemary Lane, Stroat, NP16 7LX**
Conversion of two redundant outbuildings into two holiday lets – change of use
No objection on condition that availability is limited to a maximum of ten months per year to prevent an extended stay by any one occupier

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8. TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

Noted that the following Applications were GRANTED Permission:

- a. P0851/15/FUL – 43, Severn Avenue, Tutshill
- b. P0729/15/PC3PA - Scissor Happy, Unit 3, Beachley Road, Sedbury, NP16 7AA
- c. P0698/15/FUL – Tutshill Community Pre-School, Coleford Road, Tutshill NP16 7BN
- d. P0444/15/FUL – Land adjacent to Springfield, Bigstone Grove Tutshill. NP16 7EN

Noted that the Following Application was REFUSED Permission:

- e. P0574/15/TPO – 40, Bigstone Meadow, Tutshill, NP16 7JU

9. TO REPORT ON PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS (s101)

The following applications were considered after the Planning meeting of 24th June 2015.

a. **P0680/15/FUL – Buttington Lodge, Sedbury, NP16 7EY**

Extension to dwelling and replacement garage

No objection

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

Proposed residential care unit – new information

Objection – the Parish Council welcomes the addition parking space proposal the other issues previously commented on remain

Note: Cllr Bowie had declared an interest in this application and did not take part in the discussion or voting.

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

a. **AP0004/15/REF - 126 Houses north of Gloucester Rd**

The appeal will be heard by public enquiry on 19th -21st & 25th – 28th August 2015

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 heard at an informal hearing and the outcome is pending

c. **AP0014/15/REF – Hanley Farm Shop near Stroat**

Retention of three non-illuminated advance direction signs

The appeal has been heard by written representation and the outcome is pending

d. **AP0016/15/REF – Hillcot, Mopla Road, Tutshill, Chepstow.**

Variation of condition 12 (No additional windows)

The appeal has been heard by written representation and the outcome is pending

e. **EN/0175/15 - 18 Inner Loop Road Beachley Chepstow NP16 7HF**

Erection of a replacement dwelling. The ongoing build is subject to a planning enforcement investigation

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11. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** the letter from Amey regarding parish resilience.
- b. **Resolved** that the Administrative Assistant will contact the ex-chair of the planning committee to clarify the resilience plan in previous years and to complete the form as necessary requesting twenty bags of road salt.

12. TO REPORT ON HIGHWAY ISSUES

- a. The Administrative Assistant updated councillors on outstanding highways issues.

13. TO RECEIVE COUNCELLOR'S LOCAL REPORTS AND MATTERS FOR THE NEXT AGENDA

- a. Cllr Powell raised a point of order re agenda item 5a which was agreed and noted
- b. Cllr Birch reported many instances of weeds in gutters and pavements
- c. Cllr Gregory reported that her recent letter to County Councillor Molyneux regarding highway issues received a response but so far no action
- d. Cllr Ford read a letter from the Minister for Economy, Science & Transport (Welsh Government) in response to a letter he had sent to Mark Harper MP regarding traffic on the A48 I Chepstow. The letter explained the workings of the traffic signals and that they would be continually monitored for possible improvement during the ongoing roadworks
- e. Cllr Ford requested the Administrative Assistant contact Highways to nominate road works to be considered in the next budget, The committee nominated:
 - i. Buttington Road
 - ii. Beachley Road
 - iii. Norse Way (junction with Danes Hill)

14. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. **Next** meeting 26th August 2015.

There being no further business the meeting closed at 9.55 pm