

Tidenham Parish Council

Planning, Development Control and Highways Committee 2015/2016

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Minutes of Planning, Development Control & Highways Committee Meeting held on 23rd September 2015 at 7.00pm at Tidenham War Memorial Hall.

Present:

Cllr Bowie (Chair)

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

Kevin Duffin – Administrative Assistant (Minutes)

1. ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
Apology received from Cllr R O'Toole.
- b. **To consider** for acceptance those apologies received with reasons for absence.
Resolved to accept the apology from Cllr R O'Toole.

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.
None received.

3. MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 26th August 2015.
Resolved to accept the minutes as a true record.
- b. **To consider** any matters arising from those minutes.
Regarding item 9.f – solar installation at Tump Farm.
Resolved that the parish council will *administer* any money donated by Green Energy UK for the benefit of the community.
Resolved that the Administrative Assistant will contact Green Energy UK:
 - i. To enquire about timescales for the installation
 - ii. To enquire whether the draft community benefit document is now complete
 - iii. To inform them that should we receive a finalised document it will be considered at the next full council

4. PUBLIC CONSULTATION

- a. **To receive and consider any questions from the Public**, which may be answered but not debated.
None present.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To consider** the email from FDDC regarding Hydraulic Fracturing.
Resolved to note the email.

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- b. **To consider** the email from FDDC regarding the Allocation Plan.
Resolved to note the email.

6. **TO CONSIDER OTHER PLANNING ISSUES**

- a. **The following planning application has been withdrawn.**
P0915/15/FUL – Orchard Lee, Bishton Lane, Tidenham, NP16 7LG.
Proposed erection of a dwelling with associated works.
Resolved to Note.

7. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- a. **P1252/15/FUL** - 7 Elm Road Tutshill Chepstow NP16 7BX.
Single storey rear extension and rebuilding of existing roof to allow for first living accommodation.
No objection.
- b. **P1266/15/FUL** - Bridge House Rosemary Lane Stroath Chepstow NP16 7LX.
Erection of a dormer and installation of two Velux Cabrio balcony windows to southwest facing roof slope.
No objection.
- c. **P1246/15/FUL** - Dalbury Mopla Road Tutshill Chepstow NP16 7PS.
Single storey extension to side and 2 storey extension to rear of property.
No objection.
- d. **P1049/15/FUL** - Principality House Beachley Road Tutshill Chepstow NP16 7YB.
Erection of a detached building to accommodate 7 apartments with ancillary works. (Renewal of Consent).
No objection.
- e. **P1337/15/FUL** - 30 The Martins Tutshill Chepstow NP16 7DP.
Single storey kitchen extension.
No objection.
- f. **P1316/15/FUL** - Southern Hay Beachley Road Tutshill Chepstow NP16 7EG.
Two storey side extension.
No objection.
- g. **P1287/15/FUL** - Land At Wall Weir Miss Graces Lane Tidenham Chase Chepstow.
Erection of an agricultural shed.
No objection.

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

To note that the following applications have all been approved

- a. **P0993/15/FUL** – Batu Lebar, Coleford Road, Woodcroft. NP16 7HY.
Alterations, erection of a two storey extension and erection of a detached garage.
- b. **P0680/15/FUL** – Buttington Lodge, Sedbury, NP16 7EY.
Extension to dwelling and replacement garage.

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- c. **P1069/15/FUL** – Treviotdene, Beachley Road, Tutshill, NP16 7EG.
Removal of existing conservatory to provide space for a new garage, utility room, dining room and extension to kitchen.
- d. **P1032/15/FUL** – Bishton Farm, Bishton Lane, Tidenham, NP16 7LG.
Erection of an industrial barn.
- e. **P1026/15/FUL** – 31, Park View, Sedbury, NP16 7BE.
Proposed two story side extension joining garage to dwelling.
- f. **P1064/15/FUL** - Underwood Farm Rosemary Lane Stroath Chepstow NP16 7LX
Conversion of 2 redundant outbuildings into 2 holiday units - change of use
- g. **P0803/15/FUL** - The Village Inn Beachley Road Sedbury Chepstow NP16 7AA
Erection of 2 bungalows.

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

- a. **None**

10. **TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS**

- a. **AP0004/15/REF** - 126 Houses north of Gloucester Rd.
The appeal was held in August during which the appellant submitted a revised application which the inspector accepted as the basis for the appeal.
Appeal outcome pending.
- b. **AP0012/15/REF** – The Rising Sun, Coleford Road, Woodcroft.
Change of Use of The Rising Sun Public House to 2x Residential Dwellings.
Appeal denied.
- c. **AP0016/15/REF** – Hillcot, Mopla Road, Tutshill, Chepstow.
Variation of condition 12 (No additional windows).
Appeal outcome pending.
- d. **AP0031/15/COND** – Little Orchard, Penmoel Lane Woodcroft Chepstow NP16 7LG
Revised scheme of P0083/15/FUL for (alterations, and raising of ridge height on existing bungalow to form first floor living accommodation) to include a small, fixed shut and obscure glazed window to first floor bedroom (2) on the proposed West elevation.
Appellant has appealed against conditions applied to successful application.
- e. **P0365/15/FUL** - Severndale Farm Tidenham Chepstow 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.
Decision on hold held pending intervention of the Secretary of State under section 31 of the Town & Country Planning Order 2015.
- f. **EN/0175/15** - 18 Inner Loop Road Beachley Chepstow NP16 7HF .
Erection of a replacement dwelling. Subject to an enforcement investigation.
No infringement – case closed.

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11. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** the email from a resident regarding the state of the hedges and verges along Tidenham Lane and Penmoel Lane.
Resolved that the Administrative Assistant will respond to the sender noting that since contacting Highways department the work has been partially carried out and to make contact if not completed.
- b. **To consider** the email from a resident regarding the state of the hedges and verges along Tidenham Lane and Netherhope Lane.
Resolved to note the email.
- c. **To consider** the email from a resident regarding the recent roadworks in Gloucester Road.
Resolved that the Administrative Assistant will write to Highways Department to enquire why the roundabout at the junction of Gloucester Rd and Coleford Rd has not been repaired.

12. TO REPORT ON HIGHWAY ISSUES

- a. Administrative Assistant's report.
 - i. The County Council Road Safety team were informed about the lack of gritting of bus routes in previous years. Councillors asked that Wyebank Rd, King Alfred Rd, Buttington Rd, Loop Rd, and Castleford Hill be added to the list.
The Administrative Assistant will bring this to the attention of the Road Safety and Highways departments.
 - ii. The FODDC Environmental Health department reported that Castleford House have emptied their sewerage tank and that the foul smell problem should be fixed. This is not the case.
The Administrative Assistant will liaise with Environmental Health to progress the issue.
 - iii. The old Wye Bridge is open to pedestrians at present and is due to open to vehicle traffic by the end of the year. The Project Engineer for Monmouthshire County Council advises that there are no plans to stop vehicle access permanently.
 - iv. Highways Department Brian Watkins welcomed candidates for road repairs to be included in the highway's budget and commented that the advice was very timely.

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

- a. Councillor Gregory reported that the hedge between Elm Rd and Gloucester Rd is overgrown and encroaching on pathways.
The Administrative Assistant will bring this to the attention of Highways department.
- b. Councillor Gregory reported that the overgrown hedge in Loop Road is still not cut and that the owner no longer lives at the address.
The Administrative Assistant will bring this to the attention of Highways department to consider options open to us.
- c. Councillor Gregory had received information that Mr Bradley might planning to move his skip business to his premises on Beachley Road making it a transfer centre for skips.
The Administrative Assistant will write to the County Council to enquire if any permission has been sought.
- d. Councillor Bollen reported that the state of Beachley Road between the Roundabout and past the school to the Spa shop is in a very poor state. The road surface is breaking up and dangerous.
The Administrative Assistant will bring this to the attention of Highways department.

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- e. Councillor Ford reported parking problems outside the Broad Rock Accommodation building on Coleford Road. He asked whether a “change of use” planning application had been submitted for the property.
The Administrative Assistant will check the planning portal.
- f. Councillor Birch asked whether County Council Planning officers still held regular liaison meetings with the FODDC Planning officers and committee to discuss development.
The Administrative Assistant will make enquiries.
- g. Councillor Birch ask whether the Parish has a snow warden and whether we should consider advertising to fill the post.
The Administrative Assistant will find out more information about the duties and requirements of the post.

14. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. **Next meeting 21st October 2015.**

There being no other business the meeting closed at 08:45pm