

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 21st October 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)

Two members of the public

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 23rd September 2015.

Cllr Gregory pointed out an error in minute item 13b which should not contain the words "which is now vacant".

Resolved to correct the minute and accept as a true record.

b. **To consider** any matters arising from those minutes.

All matters raised are contained in the Administrators report item 12a

4. PUBLIC CONSULTATION

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

A neighbour of the property which is the subject of agenda item 7b raised an objection to the planning application on the grounds of loss of privacy and being overlooked.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

a. **To consider** the email from FODDC regarding the request to propose sites for development.

Resolved that the Administrative Assistant will reply requesting that in light of the recent successful planning applications for house building which exceeds the allocation PLUS a further large scale application pending an appeal decision, the remaining two sites in the Allocation Plan be removed.

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- b. **To consider** the email from FODDC regarding the Community Infrastructure Levy.
Resolved that the Administrative Assistant will reply saying that the Community Infrastructure Levy will apply districtwide and that discretion should be used when applying it so as not to deter developments. The Parish also requests that they are kept informed about using the levy before decisions are made

6. **TO CONSIDER OTHER PLANNING ISSUES**

- a. **P1246/15/FUL** - Dalbury Mopla Road Tutshill Chepstow NP16 7PS
Single storey extension to side and 2 storey extension to rear of property
Application withdrawn
Noted

7. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- a. **P1393/15/FUL** - 10 Castle View Tutshill Chepstow NP16 7EA
Single storey rear and side extension.
Note there is forewarning that updated information is due to be received from the appellant.
No objection to the application as received. Any new information will be considered when received.
Meanwhile the 'no objection' decision will be held back to closer to the consultee response cut-off date of 4th November.
- b. **P1445/15/FUL** - 1 Ivy Cottage Sedbury Lane Sedbury Chepstow NP16 7HW
Erection of a triple garage/garden store and change of use of quarry land to residential curtilage.
No objection
- c. **P1460/15/FUL** - Land at Beachley Road Sedbury NP16 7DP
Removal of Condition (04) - Low Carbon Energy Scheme relating to planning reference P1792/13/OUT.
(Appeal decision - APP/P1615/A/12/2220590)
No objection
- d. **P1454/15/FUL** - Orchard House Castle View Tutshill Chepstow NP16 7EA
Raising of a roof to provide 2 new bedrooms and bathroom to rear of property together with a new single storey extension to provide a new kitchen/dining room.
Objection on the basis that the new build would overlook neighbours and cause loss of privacy.
- e. **P1473/15/FUL** - Jalna Gloucester Road Tutshill Chepstow NP16 7DH
Erection of a single storey side extension to form a garage .
No objection

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

- a. **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.
Permission Granted

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

- a. **None**

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10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **AP0004/15/REF** - 126 Houses north of Gloucester Rd.
Appeal Heard – Decision Pending
- b. **AP0016/15/REF** – Hillcot, Mopla Road, Tutshill, Chepstow.
Variation of condition 12 (No additional windows).
Appeal Allowed
- c. **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 appeal of conditions applied to permission

11. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** the email from Highways regarding speeding.
Resolved that the Administrative Assistant will
 - i. Write to County Council Highways to ask for a review of the speed limit in Beachley Rd.
 - ii. Write to the army camp to enquire about funding for active speed signs.
 - iii. Contact the Safety Camera Partnership to enquire about funding for speed signs.
- b. **To consider** the email from Amey regarding repairs to Wayside Wall.
Resolved to note.
- c. **To consider** the email from Highways regarding Coleford & Beachley Roads.
Resolved to note.
- d. **To consider** the email from FODDC Environmental Health re Castleford House.
Resolved that the Administrative Assistant will contact Environmental health to report the situation has not improved and to highlight the report used in support of their recent planning application that states that the current situation is not acceptable due to under-capacity of the on-site sewerage treatment plant and its misuse.

12. TO REPORT ON HIGHWAY ISSUES

- a. Administrative Assistant's report.
- b. The following Items have been logged with Highways (Amey) for attention:
 - i. The Loop Road hedge
 - ii. The Gloucester Rd/Elm Rd hedge
 - iii. Gritting all bus routes plus Wyebank Rd, Buttington Rd, King Alfred Rd, Loop Rd and Castleford Hill
- c. Mr Bradley Skip Business
FODDC have no knowledge of the site in Beachley being used for any purpose
- d. Rock Cottage, Coleford Rd
The planning history shows no application for change of use to a guest house.
The Administrative Assistant will contact FODDC Planning Department to enquire about change of use.

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- e. Following an enquiry from Cllr Birch the FODDC and County Council both have planning committee and environmental scrutiny committees but no formal liaison committee.
- f. Snow wardens are recruited by Amey and the Administrative Assistant has been referred to Richard Mosson to discuss. Awaiting reply.
- g. Bigstone Meadow grass cutting.
County Council Highways say the road has not been adopted and is the responsibility of the developer. The developer no longer trades and Highways have taken responsibility for cutting the verges for some while now. The Administrative Assistant will contact Highways to point this out and to find out if a Sect 38 Agreement was entered into and can the Performance Bond monies be now released for the upkeep.
- h. We have received the Community Benefit Agreement from Green Energy UK and it will be presented at the next meeting of the full council.

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

- a. Cllr Gregory reported that grass verges in general are not being cut and asked that the verges by the junction of Loop Rd and Inner Loop Rd are cut soon.
- b. Cllr Birch reported grass verges in Bigstone Grove need to be cut.
- c. Cllr Powell reported that the draft newsletter is ready to be sent to the Clerk.
- d. Cllr Bollen reported that the roundabout at the junction of Beachley Rd and Ormerod Rd needs to be cleared of weed growth.
- e. Cllr Ford reported that the recently installed security cameras have been demonstrated to Nick Assirati and Natalie Lang.

14. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. **Next meeting 25th November 2015.**

There being no other business the meeting closed at 09:15pm