

Minutes of Planning, Development Control & Highways Committee Meeting held on 27th January 2016 at 7.00pm at Tidenham War Memorial Hall.

Present:

Cllr S Bollen, Cllr J Powell, Cllr S Gregory, Cllr R Birch.
Kevin Duffin – Administrative Assistant (Minutes)
Approximately sixteen members of the public.

Due to the absence of ex Cllr Bowie the Chair was taken by Cllr Powell.

1. ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
Apologies received from Cllrs Ford and O’Toole.
- b. **To consider for acceptance** those apologies received with reasons for absence.
Resolved to accept the apologies and reason for absence from Cllrs Ford and O’Toole.

2. RESIGNATION OF CHAIR OF THE PLANNING AND HIGHWAYS COMMITTEE

- a. **To Consider** the resignation of Cllr Bowie and election of a new chair.
- b. **Resolved** that due to the resignation of Cllr Bowie, Cllr Powell was proposed, seconded and duly elected unopposed to Chair of the Planning, Development Control and Highways Committee.

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.
- b. **None received**

4. MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 25th November 2015.
- b. **To consider** any matters arising from those minutes.
- c. **Resolved** that as only one of the present attendees was present at the last meeting approval and matters arising will be deferred until the next meeting.

5. PUBLIC CONSULTATION

- a. A resident introduced himself as the applicant of a request to hold a judicial review of FOCDC’s Planning Committee decision to allow the installation of a wind turbine by Resilient Energy Severndale Ltd. He offered to provide information, if required, when the item was considered at agenda item 6c.
- b. A resident stated that he had written to the MP for the Forest of Dean because the FODDC Planning Committee had not listened to the recommendation of the Planning Officer to refuse the Severndale wind turbine application and ignored guidance from the Secretary of State that such developments should have support from the community. The MP replied that the Parish Council had not contacted him and made him aware of the application. The resident also expressed concern that there is no coherent strategy or plan regarding wind turbine

installations in the area.

Cllr Powell pointed out the limited role of the Parish Council in the planning process and Cllr Birch pointed out that the parish has three councillors on the District Council who could be contacted to represent the parish on such issues.

- c. A resident praised the Parish Council on its 'intelligent discussion' of the wind turbine application and says that the first speaker is engaging a specialist company to fight the judicial review into the Severndale wind turbine. He asked if the Parish Council will support the 'Community Against Severndale Wind Turbine Group' in court.

Cllr Powell offered to investigate the request.

The speaker also commented on the forthcoming meeting about whether the Old Wye Bridge should be closed to vehicle traffic saying that correspondence shows that the public view is split 50/50 so far.

- d. A resident expressed concern that entertainment seemed to be taking over from activities at the National Dive Centre. He made the point that the entertainment around Halloween time was very disruptive. He also queried whether the operator had the correct technical and commercial licences to show films and relay the audio to cars by radio.

6. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To consider** the Email from FODDC Enforcement Officer re Rock Cottage.

Resolved to await an update at the next meeting.

- b. **To consider** the emails regarding 'fracking' licenses.

Resolved to note.

- c. **To consider** the email regarding a judicial review of FODDC's decision to allow a wind turbine in the parish.

Resolved to note.

7. TO CONSIDER OTHER PLANNING ISSUES

- a. None

8. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P1911/15/OUT** - Land At Gloucester Road Tutshill.

Outline application for the erection of 45 dwellings with ancillary works.

Resolved to object to the application. The approved applications to build 110 houses on land by Wyedean School and 95 houses on land north of Gloucester Road more than meets the requirements of the allocation plan so further development is not required at this time. The increased vehicle traffic generated from an extra 95 and 45 houses will put a strain on the junction of Gloucester Road and the A48, which is already an accident hot spot. Furthermore the infrastructure is not adequate to support the 205 houses already approved. An extra 45 will exacerbate the problem.

- b. **P1866/15/FUL** - Day House Quarry Tidenham.

Erection of an outdoor cinema screen.

Resolved to object to the application. The Planning Committee are concerned that yet again a development has gone ahead without recourse to parish consultation or planning process and that the planning application for 'erection of an outdoor cinema screen' was changed at the last moment, when challenged, to include a projector building and viewing screen and also

acknowledgement that it's a retrospective application.

The planning committee have received reports that when a film is being projected there is a degree of flickering stray light which can be seen by traffic on the A48 and which acts as a distraction. Several members of the public were present at the planning meeting and the following concerns were raised:

- i. The National Dive Center seems to be putting more emphasis on entertainment than on dive related activities
- ii. It should be confirmed that the venue is licensed to show films
- iii. The radio signal used to transmit the sound to cars should be licensed by the proper authority to ensure it doesn't interfere with emergency or other services
- iv. If a radio signal is used to relay the sound to the headsets in the viewing stand it also needs to be properly licensed

- c. **P1883/15/FUL** - The Village Inn Beachley Road Sedbury.

Erection of two dormer bungalows.

Resolved. No objection.

- d. **P1747/15/FUL** - Prospect House Gloucester Road Tutshill.

Proposed two storey rear extension and creation of off road parking.

Resolved. No objection.

- e. **P0023/16/FUL** – 42, The Martins, Tutshill.

Conversion of integral garage to form kitchen. Construction of an additional parking space.
Resolved. No objection.

9. TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

LD2 (Certificate of Lawful Development) issued

- a. **P1636/15/LD2** – 56, Beachley Road, Sedbury.

Application under Section 192 for creation of a new access and off road parking.

The Following Planning Applications were Refused Permission

- b. **P1445/15/FUL** – 1, Ivy Cottage, Sedbury Lane, Sedbury.

Erection of a triple garage/garden store and change of use of quarry land to residential curtilage.

- c. **P1287/15/FUL** - Land At Wall Weir Miss Graces Lane Tidenham Chase

Erection of an agricultural shed.

The Following Planning Applications were Granted Permission

- d. P1534/15/FUL** - The Haven, Miss Graces Lane.
Minor material amendment to planning permission P0696/15/FUL for minor amendments to garage.
- e. P1473/15/FUL** - Jalna, Gloucester Road, Tutshill.
Erection of a single storey side extension to form garage.
- f. P1454/15/FUL** - Orchard House, Castle View, Tutshill.
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.
- g. P1337/15/FUL** – 30, The Martins, Tutshill.
Single storey kitchen extension.
- h. P1393/15/FUL** - 10 Castle View Tutshill.
Single storey rear and side extension.
- i. P1789/15/TPO** - Piermont Drive Tutshill.
Works to x 1 Weeping Ash tree, x 3 Sycamore trees, x 5 Yew trees, x 1 Holly tree and x 1 Silver Birch tree covered by A1 of TPO152 and works to x 1 Walnut tree and x 1 Holm Oak tree covered by G1 of TPO152 as described in the application details.
- j. P1705/15/ADV** - Lancaut Nature Reserve Woodcroft.
Advertisement consent to display three non-illuminated interpretation panels.
- k. P0108/15/DISCON** - Ty Gwillym Coleford Road Tutshill.
Discharge of conditions (03) rebuilding works, (04) design of new panels and (05) landscaping relating to planning permission P0338/15/FUL for widening of access gates.
- l. P1645/15/FUL** - Rosemont Gloucester Road Tutshill.
Single storey extension to rear and side of existing two storey dwelling.
- m. P1642/15/FUL** - Dalbury Mopla Road Tutshill.
Single storey extension to side of property.
- n. P1629/15/FUL** - Chase House The Chase Woolaston.
Conversion of garage and store into granny annexe.
- o. P1610/15/FUL** - 12 Loop Road Beachley
Erection of a detached dwelling with ancillary works.
- p. P1393/15/FUL** - 10 Castle View Tutshill.
Single storey rear and side extension.

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

a. P1789/15/TPO - Piermont Drive Tutshill.

Works to x 1 Weeping Ash tree, x 3 Sycamore trees, x 5 Yew trees, x 1 Holly tree and x 1 Silver Birch tree covered by A1 of TPO152 and works to x 1 Walnut tree and x 1 Holm Oak tree covered by G1 of TPO152 as described in the application details.

Taken 9th Dec 2015 Cllrs Bowie, Ford, Powel, O'Toole.

No objection

b. Application for a license for the Sale of Alcohol at Beachley News, 37 Beachley Road, Sedbury.
Note: the Licensing authority was informed of the incorrect address used in the application.

No objection

11. TO REPORT ON PLANNING ENFORCEMENTS AND APPEAL

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

Appeal Allowed – for 95 dwellings

b. 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 - pending

c. AP0041/15/REF - 44, Grahamstown Road, Sedbury

Outline application for the erection of a detached dwelling and provision of vehicular access.

Appeal Denied

12. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

a. To consider the email from Natalie Lang regarding speeding in Beachley Rd.

Resolved to note. The Administrative Assistant will liaise with the Clerk to invite PCSO Natalie Lang and the Welfare Officer from Beachley Barracks to a meeting of the full council to discuss the speeding issue along Beachley Road.

b. To consider the email regarding the barriers at the A48 Wye bridge.

Resolved to note.

c. To consider email regarding road closure.

Resolved to note.

d. To consider emails about an RTC.

Resolved to note.

13. TO REPORT ON HIGHWAY ISSUES

a. Gritting of bus routes.

Part of Beachley Road was gritted recently but other bus routes were missed. The Administrative Assistant will follow up with Highways.

b. Roundabout Ormerod Rd.

Nature has taken its course and the weed growth has died back naturally.

- c. Streetlight faulty in the Car Park by the butchers in Sedbury.
Highways do not own this streetlight.
The Administrative Assistant will follow up with FODDC.
- d. Delivery of road salt.
The salt has not been delivered yet.
The Administrative Assistant will follow up with AMEY.
- e. Castleford House foul smell.
The Environmental Protection Officer from FODDC will visit within two weeks.
- f. Dangerous parking in Grahamstown Rd.
PCSO will monitor the situation.

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

- a. Cllr Bollen reported that she has received a letter regarding the change of use of the old post office in Sedbury to an extension of the doctor's surgery. She expressed concerns about parking in the area. The committee will consider the application when it arises and meanwhile Cllr Bollen will make a response (as a neighbour consultee) voicing her concerns to FODDC.
- b. Cllr Gregory reported the following:
 - i. The hedge in Loop Rd has still not been cut after 2 years of complaining and has now completely overgrown the grass verge.
 - ii. An old television set has been left on the pavement outside 16, Inner Loop Rd.
 - iii. Brambles are growing over the pavement from 32 Inner Loop Road.
 - iv. Beachley Rd and Loop Rd has become littered.
 - v. The brick bus shelter near Beachley Barracks is starting to decay.

The Administrative Assistant will follow up on all issues and report next meeting.

15. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. Next meeting 28th February 2016

Meeting closed 20.47