

Minutes of Planning, Development Control & Highways Committee Meeting held on 25th November 2015 at 7.00pm at Tidenham War Memorial Hall.

Present:

Cllr Bowie (Chair)

Cllr S Bollen, Cllr J Powell, Cllr Ford, Cllr O'Toole

Kevin Duffin – Administrative Assistant (Minutes)

Two members of the public

1. ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
Apologies received from Cllr Birch and Cllr Gregory.
- b. **To consider** for acceptance those apologies received with reasons for absence.
Resolved to accept apologies from Cllr Birch and Cllr Gregory.

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 of October 21st 2015.
Resolved to approve as a correct record the minutes of the meeting of 21st October 2015.
- b. **To consider** any matters arising from those minutes.
 - i. Recent road gritting in Tutshill and Sedbury omitted bus routes in Buttington Rd, King Alfred Street and Wyebank Rd.
Resolved that the Administrative Assistant will contact Highways Department and Amey to reinforce the previous request to grit these routes.
 - ii. Work on the old Wye Bridge is due to complete during December 2015. It is still not clear whether it will reopen to vehicular and pedestrian traffic, or pedestrian traffic only.
There is a petition in Chepstow calling for the bridge to become pedestrian only.
Resolved to note.

4. PUBLIC CONSULTATION

- a. **To receive and consider** any questions from the Public, which may be answered but not debated.
Two members of the public were present but did not speak at this time.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **None received.**

6. TO CONSIDER OTHER PLANNING ISSUES

- a. **To consider** a letter from Campaign to Protect Rural England (CPRE).
Resolved to note.
- b. **To consider** a letter from FODC regarding affordable housing.
Resolved to note.
- c. **To note** feedback from FODDC regarding the request to propose sites for development.
Feedback noted.
- d. **To report** - the planning status of Rock Cottage, Coleford Rd.
FODDC state that planning permission is not required for a property offering 'Bed and Breakfast' where the majority of the house remains a family dwelling. However, due to difficulty in parking safely in the area and the owner's website which offers 'a variety of rooms' to choose from the Parish will raise the matter with the enforcement officer.
Resolved that the Administrative Assistant will contact the enforcement officer at FODDC

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **1530/15/FUL** – 8A, Wyebank Way, Tutshill.
Erection of a raised conservatory at first floor level.
No Objection
- b. **P1557/15/APP** – Land Off Beachley Road, Sedbury.
Approval of reserved matters following appeal decision AP/P1615/A/14/2220590 (P1792/13/OUT) for up to 110 homes, public open space, landscaping, highway improvements and associated engineering works.
Objection. The Parish Council objects to this application for the following reasons:
 - i. The application documents refer to a 'Section 278 agreement' but the agreement is not included in the application package
 - ii. The design of the short stub road jointing the existing roundabout does not meet the design manual criteria for roundabouts (exceeds a 1:50 slope)
 - iii. Surface water attenuation is not shown
 - iv. On drawing 1031/900 the drainage water course crosses land owned by Tidenham Parish but there has been no notification or request for easement
 - v. On drawing 1031/900 Point S34 to the outfall is beyond the limits of the topographical survey hence the information is complete
 - vi. The existing public footpath along the A48 Link Road (incorrectly labelled 'Beachley Rd' in the layout drawings) is missing
 - vii. Finally the Parish would like to propose that rather than 'Beachley Hill' a more appropriate name is chosen; a name that has a historical association with the site – e.g. 'Crane Pool Court'
- c. **P0095/15/DISCONN** – Land at Beachley Road, Sedbury.
Discharge of conditions (02) surface and foul water drainage, (05) car parking and manoeuvring, (08) Construction Method Statement, (10) Ecological Construction Method Statement, (11) Ecological Management Plan and (12) Biodiversity Enhancement Scheme

relating to appeal decision APP/P1615/A/14/2220590 (P1792/13/OUT for up to 110 dwelling and associated works.

Objection. The Parish Council objects to this application for the following reasons:

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- ii. The design of the short stub road jointing the existing roundabout does not meet the design manual criteria for roundabouts (exceeds a 1:50 slope)
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d. P1333/15/FULL - Chase Barn, The Chase, Chepstow.

Conversion of barn to holiday let and rebuild of single storey side Barn, new vehicular access and drive.

No Objection

e. P1608/15/FUL – 9, Danes Hill, Sedbury.

Erection of a two storey side extension and demolition of existing garage.

No Objection

Note: Cllr Ford declared an interest and abstained from the vote.

f. P1287/15/FUL - Land At Wall Weir, Miss Graces Lane, Tidenham Chase.

Erection of an agricultural shed.

No Objection

g. P1393/15/FUL – 10, Castle View, Tutshill Chepstow.

Single storey rear and side extension.

No Objection

h. P1629/15/FUL - Chase House, The Chase, Woolaston.

Conversion of garage and store into granny annexe, link between annexe and cottage.

No Objection. Subject to use being limited to a 'granny annex' with a restriction on future sale or rent as a separate dwelling.

i. P1337/15/FUL – 30, The Martins, Tutshill.

Single storey kitchen extension.

No Objection

- j. P1610/15/FUL** – 12, Loop Road Beachley.
Erection of a detached dwelling with ancillary works.
Objection. The Parish Council objects to this application due to the window in the void above the kitchen overlooking the neighbouring property. This would constitute a loss of privacy if the void was brought into use.
- k. P1645/15/FUL** – Rosemont, Gloucester Road, Tutshill,
Single storey extension to rear and side of existing two storey dwelling.
No Objection
- l. P1642/15/FUL** – Dalbury, Mopla Road, Tutshill.
Single storey extension to side of property.
No Objection
- m. 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.
No Objection.
- n. P1534/15/FUL** -The Haven, Miss Graces Lane, Tidenham Chase.
Minor material amendment to planning permission P0696/15/FUL for minor amendments to garage.
No Objection
- o. P0108/15/DISCON** - Ty Gwilym Coleford Road Tutshill Chepstow
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.
No Objection
- p. P1705/15/ADV** - Lancaut Nature Reserve Woodcroft
Advertisement consent to display three non-illuminated interpretation panels.
No Objection

8. TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

Permission Granted for the following applications:

- a. P1266/15/FUL** - Bridge House, Rosemary Lane, Stroat.
Erection of a dormer and installation of two velux cabrio balcony windows to southwest facing roof slope.
- b. P1460/15/FUL** - Land At Beachley Road, Sedbury.
Removal of Condition (04) - Low Carbon Energy Scheme relating to planning reference P1792/13/OUT. (Appeal decision - APP/P1615/A/12/2220590).

- c. **P1316/15/FUL** - Southern Hay, Beachley Road, Tutshill.
Two storey side extension.
- d. **P1049/15/FUL** - Principality House, Beachley Road, Tutshill.
Erection of a detached building to accommodate 7 apartments with ancillary works. (Renewal of Consent).
- e. **P1252/15/FUL** – 7, Elm Road, Tutshill.
Single storey rear extension and rebuilding of existing roof to allow for first living accommodation.
- f. **P1170/15/FUL** – 26, Bigstone Meadow, Tutshill.
Demolition of existing single storey rear extension. Construction of a larger single storey rear extension. Conversion of garage roof stage into open plan studio.
- g. **P1660/15/NONMAT** - Tump Farm, Sedbury Lane, Sedbury.
Non-material amendment to planning permission P0578/15/FUL for a solar farm, minor amendments to the scheme including revisions to access, panel layout, cable route, panel height, inverters/transformers, switch cabinets, fencing and additional storage container.
- h. **P1550/15/GPDE** - 6 Tubular Cottages, Beachley Road, Tutshill.
Prior approval for a conservatory to the rear of dwelling

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

- a. **P0092/15/DISCON** - Tump Farm, Sedbury Lane, Sedbury.
Discharge of Conditions (05) - Ecological Design Strategy and (12) - Drainage Strategy relating to planning permission P0578/15/FUL for the installation of a solar park.
No Objection

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **AP0004/15/REF** - 126 Houses north of Gloucester Rd.
Appeal Heard – Decision Pending
- b. **AP0031/15/COND** – Little Orchard, Penmoel Lane Woodcroft
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. (All Matters Reserved).
Appellant appeal of planning refusal – pending

11. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. None received

12. TO REPORT ON HIGHWAY ISSUES

- a. Update on speeding in Beachley.
 - i. Gloucestershire Highways Department state that the area would probably not meet the criteria for extra signage but would be willing to consider assisting the Parish Council by possibly sharing the cost or install signage procured by the parish.
 - ii. PC Natalie Lang and Captain Kuss (of Beachley Barracks) report that following a recent working group the army will appoint soldiers to carry out a community speed watch on Beachley Rd. Captain Kuss will be buying a speed gun for use on MOD roads and is willing to discuss sharing the cost of additional signage.
 - iii. The parish view is that as recent surveys show that the majority of drivers travel between 30-40 mph in this area there is a case to consider whether a 40 mph limit would be more appropriate. The Administrative Assistant will discuss with PC Lang.
Action. The Administrative Assistant will contact PC Lang to discuss raising the speed limit.
- b. Foul smell at Castleford House
No update.
- c. Maintenance of Bigstone Meadow
Noted that Edenstone Homes is currently responsible for the maintenance of Bigstone Meadow.
- d. Clearance of the round-about at the junction of Beachley Rd and Ormerod Rd.
No update.
- e. Sedbury Lane between Beachley Rd and Badam's Court (800m) will be closed for cable laying between 11/01/16 until 27/02/16. Alternative routing is via Beachley Rd and the A48.
Noted.
- f. Cllr Gregory received an email from the PRow Manager of Amey stating that a contractor will be engaged to clear the public foot path in Beachley.
Noted.

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

- a. Cllr Bollen has received reports of dangerous parking on the junction of Grahamstown Rd and Beachley Rd.
Action. The Administrative Assistant will report the issue to Community Police.

14. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. Next meeting 16th December 2015.

There being no other business the meeting closed at 09:08pm

Note that this meeting was recorded (audio) by a councillor