

Tidenham Parish Council

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

Present:

Cllr J Powell (Chair), Cllr S Bollen, Cllr S Ford. Cllr Gregory, Cllr O'Toole.
Kevin Duffin – Administrative Assistant (Minutes)

1. ATTENDANCE

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

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.
None received

3. MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 23rd March 2016.
Resolved to accept the minutes as a true record.
- b. **To consider** any matters arising from those minutes.
None raised.

4. PUBLIC CONSULTATION

- a. **To receive and consider any questions from the Public**, which may be answered but not debated.
One member of the public attended regarding a specific planning application. No questions were raised at this stage.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To consider** an email from a resident of Norse Way.
Resolved that the Administrative Assistant will write to the resident regarding her complaint.
- b. **To consider** an email from the Group Manager, Planning & Housing, FODDC and Gloucestershire Rural Community Council.
Resolved to note the email and invite the Rural Adviser, Kate Baugh, to address a future meeting of the planning committee to present the pros and cons of having a Neighbourhood Plan.

Tidenham Parish Council

6. TO CONSIDER OTHER PLANNING ISSUES

- a. Cllr Powell reported that planning application P1911/15/OUT for 45 dwellings on land at Gloucester Rd was submitted to the FODDC Planning Committee meeting in April. The committee resolved to defer consideration for one month to ask consultees to provide further information relating to highways, education, health and air quality and to take into consideration the cumulative effect of three large developments in close proximity. Chepstow Town Council be asked to provide their views.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0139/16/FUL** - Land at St Johns on the Hill, Beachley Road.
Erection of four dwellings and ancillary works.
Resolved to object for the following reasons:
- i. The loss of parking spaces will result in more cars being parked on the main road exacerbating the existing parking problems.
 - ii. The house shown in drawings 2073/3 & 2073/5 has an attached double garage and does not match any house on the block plan 2063/2.
 - iii. There are no floor or elevation plans for the houses shown in the block plan.
 - iv. On drawing 1004 there seems to be an overlap between the footprints of category A trees (23 & 24 and their RPAs) and one of the houses.
 - v. The tree officer should determine the true value of trees on the site and recommend which should be removed.
- b. **P0378/16/FUL** - 4 Woodcroft Terrace Woodcroft Chepstow.
Proposed alterations and extension to workshop and garage.
Resolved - No objection.
- c. **P0345/16/FUL** - The Paddocks, Coleford Road, Tidenham Chase.
Two storey extension, double garage and porch to existing dwelling.
Resolved - No objection.
- d. **P0383/16/FUK** - The Willows, Bishton Lane, Tidenham.
Erection of a single storey detached double garage.
Resolved - No objection.
- e. **P0429/16/FUL** - Underwood Rosemary Lane Stroath.
Part retrospective variation of condition (02) to allow for change in roof covering, removal of condition (05) and variation of condition (06) on planning permission P1064/15/FUL to allow for minor material changes consisting of a revised ecology Mitigation Plan.
Resolved - No objection.
- f. **P0488/16/FUL** - The Haven Miss Graces Lane Tidenham Chase.
Variation of condition (02) approved plans for moderate changes to the design of the proposed dwelling relating to planning permission P0696/15/FUL.
Resolved - No objection.

Tidenham Parish Council

8. TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

- a. **P0414/16/LD2** - Chapel House Hanley Lane Boughspring.
Application under section 192 for replacement of all windows on main dwelling and replacement patio doors.
LDC (Lawful Development Certificate) Issued
- b. **P0127/16/FUL** - Rear Garden of 56 Wyebank Road Tutshill.
Proposed erection of a chalet bungalow on land at 56 Wyebank Road. Proposed garage for 56 Wyebank Road.
Granted Permission
- c. **P0207/16/DEM** - Best One Convenience Store Beachley Road Tutshill.
Demolition of single storey warehouse/shed to the rear of 'Best One Convenience Store'.
Approved
- d. **P0077/16/FUL** – Dykewood, Coleford Road Tidenham.
Erection of a garage attached to the existing dwelling.
Granted Permission

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

- a. **P0376/16/FUL** - 4 Woodcroft Close Woodcroft.
Proposed conversion of garage to form hobby room/study.
No objection

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **None.**

11. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** the email regarding the closure of the A48 for roadworks.
Resolved to write to the Highways Manager at GCC to ask why the road closure times stated in the legal closure notice had not been observed and how such breaches will be policed in future.
- b. **To consider** the email reply from GCC Highways Manager (FoD).
Resolved to write a letter of complaint to the Highways Manager (FoD) regarding his comments about the safety of the overgrown hedge in Loop Rd and lack of repairs to roads deemed dangerous by the committee.
- c. **To consider** the email from Cllr P. Molyneux.
Resolved to reply asking Cllr Molyneux further questions about the performance of the highways contractor, Amey.
- d. **To consider** the email regarding a cycle way from the Dive Centre to Tintern Abbey.
Resolved to reply to the sender and refer him to the District Council website for information.

Tidenham Parish Council

12. TO REPORT ON HIGHWAY ISSUES

- a. The road sign in Beachley Rd obscured by branches from St John's School.
The branches have now been removed and the sign is visible.
- b. Flooding by Wye Bridge and outside the butchers in Sedbury Rd.
Reported to GCC Highways & Amey.
- c. Roadworks signs left on site by the old Wye Bridge.
The signs are now removed.
- d. Fly tipping in 'The Dingle'.
The owners of the land will be traced and informed.
- e. Grass cutting at the junction of Tylers Way and Park View.
Reported to GCC Highways & Amey.

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

- a. None received.

14. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. Next meeting 25th May 2016

There being no further business the meeting closed at 9.19pm