

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 22nd June 2016 at 7.00pm at Tidenham War Memorial Hall.

Present:

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

1. ATTENDANCE

a. To receive apologies for absence from those councillors unable to attend.

No absences.

b. To consider for acceptance those apologies received with reasons for absence.

n/a

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 25th May 2016.

Resolved to accept the minutes as a true record.

b. To consider any matters arising from those minutes.

i. Cllr Gregory asked about the inclusion of a legacy bypass scheme included in the response to a recent solicitor search. FoDDC & GCC agree it should not be included and think it's due to old information somewhere in their records at FoDDC. They would need the address of the search in question to track it down. The Administrative Assistant will attempt to get the information.

ii. Cllr Birch asked about the level of insurance cover for the slipway at Beachley. The Administrative Assistant didn't know and will find out.

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 and commented about agenda item 7c – the application to install a golf driving range on land adjacent to Hanley Court, Stroat. One member lived in an elevated position close to the boundary of the proposed installation and opposed the development for the following reasons

- i. Light pollution. The range would be floodlit with LED lights having a 700m range proving very intrusive to nearby residents.
- ii. Noise pollution. There will be constant noise from club strikes in an otherwise quiet location.
- iii. Danger. Inevitable loose balls can reach nearby gardens and public footpaths in the area.
- iv. The application states that there are no dwellings with windows facing the site. This is untrue.

5. **TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES**

- a. **To consider** the letter from the Barratt Homes engineer.

Resolved to reply to the letter with the draft prepared by Cllr Ford. The draft will be sent to the Clerk to be proof read, approved by the Planning Committee Chairman and sent to addressees with a proof of delivery requirement.

6. **TO CONSIDER OTHER PLANNING ISSUES**

- a. **None.**

7. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- a. **P0046/16/DISCON** - Unit 3, Beachley Road, Sedbury.

Discharge of conditions (06) scheme for extraction of fumes and (07) scheme for on-site refuse storage relating to planning permission P0228/16/COU for the change of use of a cafe to a hot food takeaway.

Note: Cllr Bollen declared an interest and took no part in the discussion or vote.

Resolved to oppose the application.

The committee objects to this application for the following reasons.

- i. The drawings appear to be incorrect. Sect A & B are not drawn in the correct manner and are confusing.
- ii. The exhaust extractor is well above the height of the building and will be detrimental to the street scene.
- iii. The Planning Department should confirm that the proposed scheme will be effective and prevent the spread of fumes to the adjacent properties.

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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.

Resolved to oppose the application.

The committee objects to this application for the following reasons.

- i. The application as presented is presumptive on the success of a pending application (P5501/16/PLANO) to decrease the number of affordable houses from 44 (which was a major influence in granting outline permission) to 4 (which the Parish Council objected to). This application is therefore premature and inadmissible.
- ii. The substitution of house types invalidates the original viability study. A new study should be commissioned using the newly substituted houses described in planning application P1557/15/APP.
- iii. Contrary to the title of the application there is no detail included about road improvements. When will this be included?
- iv. Due to the intense local interest in this development further amended plans should be submitted to the Parish Council for comment before being heard at committee.

c. P0723/16/FUL - Land Adjacent To Hanley Court, Stroat.

Proposed golf driving range and associated works.

Resolved to oppose the application.

The committee objects to this application for the following reasons:

- i. There are concerns about light pollution in an otherwise unlit area.
- ii. There are concerns that the range is not long enough and stray balls could reach nearby houses and public footpaths constituting a danger to the public.
- iii. There are concerns about the availability of parking in the area.
- iv. The committee considers the proposal to be out of keeping with what is a rural area.

Note the proposal was opposed 6 to 1; Cllr Birch voted in support of the proposal.

d. P0739/16/FUL - St Lukes Church, Coleford Road, Tutshill.

Replacement doors and minor alterations.

Resolved to oppose the application.

The committee considers glass doors to be out of character with a 200 year old church building.

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Information: Applications submitted but not sent for consultation:

- e. **P0697/16/LD2** – 56, Wyebank Road, Tutshill.
Application under section 192 for creation of off road parking and lowering of kerb.
Noted.
- f. **P0674/16/LD2** – 8, Castle View, Tutshill.
Application under section 192 for a single storey side extension.
Noted.
- g. **P0654/16/GPDE** – 26, Bigstone Meadow, Tutshill.
Single storey rear extension - (General Permitted Development Extension).
Noted.

8. TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

- a. **P0488/16/FUL** - The Haven, Miss Graces Lane, Tidenham Chase.
Variation of condition (02) on planning permission P0696/15/FUL for changes to the design of the proposed dwelling.
Granted permission
- b. **P0383/16/FUL** -The Willows, Bishton Lane, Tidenham.
Erection of a single storey detached double garage.
Granted permission
- c. **P0378/16/FUL** – 4, Woodcroft Terrace, Woodcroft.
Proposed alterations and extension to workshop and garage.
Application withdrawn
- d. **P1911/15/OUT** - Land At Gloucester Road, Tutshill.
Outline application for the erection of 45 dwellings with ancillary works.
Granted permission
- e. **P0674/16/LD2** – 8, Castle View, Tutshill.
Application under section 192 for a single storey side extension.
LDC Issued

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

- a. **DFTP0217** – Land at St. John’s on the Hill, Tutshill
To apply a TPO to trees in the footprint of a recent planning application.
No objection

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. None.

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11. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** email from Brian Watkins re planned road repairs.
Noted
- b. **To consider** emails from Cllr Gregory, Highways & Amey regarding grass cutting.
Noted
- c. **To consider** email from Cllr Gregory regarding a bus shelter in Beachley Rd.
Resolved. Due to the danger presented to the public by brambles etc authority has been given to clear all vegetation from inside and around the shelter as soon as possible.
- d. **To consider** the email from Brian Watkins acknowledging receipt of a letter from the parish.
Resolved to Note the letter and to write a further letter to Mark Harper MP, Mr Peter Bungard Chief Executive GCC, Linda Egan Chief Executive GCC Education, Cllr P. Molyneux (GCC) pointing out the problems with the stretch of Beachley Rd from the Roundabout, past two schools (Wyedean and Offa's Mead), to the shops, and requesting that funds be made available as a matter of urgency to resurface it and bring it to a safe and acceptable standard.

12. TO REPORT ON HIGHWAY ISSUES

- a. **Update** on the old MoD bus stop in Beachley adjacent to the Ferry Inn.
The MoD have cordoned off the bus shelter and plan to demolish it in time. They are aware of the possibility of nesting birds and will take this into account.

Note: at this point Cllr Powell was called away from the meeting and Cllr Ford took the chair

- b. **To report** on traffic visibility on the Sedbury Rd roundabout due to overgrown trees.
The Administrative Assistant will contact GCC Highways to report and request action on
 - i. Cutting back the trees along the 'Link' Rd from the A48 to Sedbury Roundabout. (Branches are obscuring road signs).
 - ii. Cutting back overhanging trees causing a driving visibility hazard at the roundabout on the corner of the link road and Beachley Rd.

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

- a. **Cllr Birch.** The alleyway from Bigstone to Gloucester Rd is overgrown.
Action Administrative Assistant.
- b. **Cllr Gregory.** A garage in Inner Loop Rd is being replaced by a larger structure. Is planning permission required or sought?
Action Administrative Assistant.
- c. **Cllr Bollen.**
 - i. Trees overhand the alleyway on the opposite corner to Sedbury Butchers.
 - ii. The Alleyway at the rear of Hannover Court between Wyebank Rd and Buttington Rd is overgrown.
 - iii. The weeds are high around the roundabout at Ormerod Rd.
Action i, ii & iii Administrative Assistant.
- d. **Cllr Duff.**
 - i. The road surface is breaking up down to the sub-base in The Yetts Sedbury.
Action Administrative Assistant.
 - ii. A resident has asked about installing a dropped kerb to park off-road.
Advised to make an application to FoDDC Planning Dept
 - iii. A local vendor has asked whether planning permission is needed to replace a shop door.
Advised to contact FoDDC Planning Department for advice.
 - iv. Complaints received that parking on the single yellow line in front of the shops (by the doctor surgery & old post office) is causing difficulty for drivers exiting Tylers Way.
Parking Wardens do patrol the area but Administrative Assistant will contact enforcement.

14. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. **Next meeting 27th July 2016**

There being no further business the meeting closed at 9.50 pm