

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 24th August 2016 at 7.00pm at Tidenham War Memorial Hall.

Present:

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

1. ATTENDANCE

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

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 declared.

3. MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 27th July 2016.
Resolved to accept the minutes as a true record.
- b. **To consider** any matters arising from those minutes.
 - i. Cllr Ford asked for, and received, an explanation for the refusal of the planning application in item 8a.
 - ii. Cllr Ford stated that he has not yet composed the letter to support item 8e but will do so shortly.
 - iii. Cllr Gregory asked if there was any response to the comments made to GCC Highways in item 11a. Refer to item 12c of this minute.
 - iv. Cllr Gregory asked if the flooding by the butcher's shop in Sedbury (item 13bii) had been resolved. Refer to item 12d of this minute.
 - v. Cllr Powell commented about item 7c. Refer to items 8a & 13g of this minute.

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 was present to make the following comments opposing the planning application **P1077/16/FUL** agenda item 7d.
 - i. The development straddles the settlement boundary.
 - ii. There are no pavements in Bishton Lane which is also subject to a 60mph speed limit.
 - iii. There is no parking in Bishton Lane.
 - iv. The development will have a shared driveway.
 - v. There is no mains drainage.

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- vi. The area becomes waterlogged regularly.
- vii. Bishton Lane floods during heavy rain.
- viii. There will be a negative visual impact from the Coleford Road.
- ix. Many trees have been felled in Orchard Lee in preparation for the application.

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

- a. **To consider** email from Lyndon Edwards via Cllr Ford regarding the planning application for a golf driving range at Stroat.

Resolved that the Administrative Assistant will contact the planning officer to enquire if they have received the same correspondence.

6. **TO CONSIDER OTHER PLANNING ISSUES**

- a. **None.**

7. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- a. **P0177/16/OUT** – Pennsylvania Farm, Sedbury.

Outline application for the erection of a two storey detached dwelling.
Revised Plans/information.

The revised plans were considered and the Parish Councils comments are unchanged.

No objection

- b. **P0545/16/OUT** – Whirl's End Cottage, Beachley Rd, Sedbury.

Outline application for the erection of two dwellings with ancillary works.
Revised Plans/information.

The revised plans were considered and the Parish Councils comments are unchanged.

No objection

- c. **1012/16/FUL** – Oakdene, Beachley Rd, Tutshill.

Proposed Sun Room/Orangery.

No objection

- d. **P1077/16/FUL** – Orchard Lee, Bishton Lane, Tidenham.

New dwelling with associated works.

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

- i. The driveway turning area is outside the settlement boundary.
- ii. Bishton Lane is a 60mph road with no footpath and poor visibility splay from the property.
- iii. The driveway can have a turning area or parking space but not both. If a car is parked visiting vehicles will have to reverse onto the highway.
- iv. The aspect should be amended to avoid overlooking.

8. TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

a. P0046/16/DISCON - Unit 3 Beachley Road Sedbury Chepstow NP16 7AA.

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.

Permission Granted.

The Administrative Assistant was asked to check if all conditions have been met including correct permission for the new signage.

b. P0139/16/FUL - Land at St Johns On The Hill Beachley Road Tutshill.

Erection of four dwellings and ancillary works.

Refused.

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

a. P0869/16/LD1 – The Yard, Bay Tree Cottage, Stroath.

Application under section 191 for the lawful use of the land as a builder's yard and alterations to former dwelling to create ancillary building associated with the use of the land as a builder's yard.

No objection

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

a. EN/0274/16 – Inner Loop Road.

Following comments from residents about the size of the building being erected near the rear boundary of a house in Inner Loop Rd the Administrative Assistant has raised an enforcement query with FoDDC Planning Department to find out if the building comes within permitted development rights.

11. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

a. To consider the notification of closure for the A466

Resolved to note.

12. TO REPORT ON HIGHWAY ISSUES

a. Litter picking Beachley Road.

The recent cutting of the grass verges has exposed a lot of litter.

This has been passed to the GCC litter picking team.

b. Grass and tree in Bigstone Meadow.

The GCC Highways dept. have recently adopted the road and advised that the grass will be subject to a twice yearly cut and advised residents to approach the Parish Council for additional cuts. The Administrative Assistant advised residents that is not possible and to liaise with GCC Highways.

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- c. Beachley Rd closure.
GCC Highways have acknowledged the Parish Council's comments as being valid and brought them to the attention of relevant people to consider the options and provide longer than usual advance warning to residents. The Administrative Assistant will follow up requesting more detailed information about the closure.
- d. Flooding by Butcher's shop Sedbury.
The Administrative Assistant will follow up to ensure this is resolved before or during the Beachley Rd resurfacing work.
- e. Exposed drain in Beachley Rd.
Reported to Amey by Cllr Powell and the Administrative Assistant. Awaiting repair.
- f. Unsociable parking in Gloucester Rd.
The Clerk has brought this to the attention of the police. However, Cllr O'Toole states there is no official pathway at the location in question.
- g. Parking in front of Sedbury shops.
Reported to GCC for parking enforcement. Cllr Ford also stated that the parking sign was missing. The Administrative Assistant will advise Highways.

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

- a. Cllr O'Toole reported a damaged drain in Gloucester Rd.
The Administrative Assistant will investigate and report.
- b. Cllr Gregory reported that the 30/50mph speed sign outside The Bungalow in Beachley Rd is again obstructed by hedge growth.
The Administrative Assistant will report to GCC Highways.
- c. Cllr Gregory reported tree branches obstructing the traffic lights approaching the old Wye Bridge along Castleford Hill.
The Administrative Assistant will report to GCC Highways.
- d. Cllr Gregory reported a fallen tree branch obstructing the pavement along Castleford Hill.
The Administrative Assistant will report to GCC Highways.
- e. Cllr Gregory reported cars parking in a dangerous manner in Beachley Rd near the Sedbury Lane junction.
The Administrative Assistant will investigate.
- f. Cllr Ford asked if there was any news on installation of the SBVH road sign.
The Administrative Assistant will follow up with GCC Highways.
- g. Cllr Powell asked whether the shop signs installed above the new Kebab shop in Sedbury are part of the approved application.
The Administrative Assistant will follow up with FoDDC Planning Department.
- h. Cllr Powell (and others) reported receiving positive comments about the gym equipment in Wyebank Rd and asked if the Parish website could reflect this.
The Administrative Assistant will add a note to that effect on the website.

14. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. Next meeting 28th September 2016

There being no further business the meeting closed at 8.46 pm