

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 26th October 2016 at 7.00pm at Tidenham War Memorial Hall.

Present:

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

1. TO ELECT A NEW CHAIR OF THE PLANNING COMMITTEE

After discussion it was agreed that the standing orders allow for the Chair of the council to also be the chair of a committee. Therefore no action was taken on the agenda item.

2. ATTENDANCE

a. **To receive** apologies for absence from those councillors unable to attend.
Apologies received from Cllr Duff.

b. **To consider for acceptance** those apologies received with reasons for absence.
Resolved to accept apologies from Cllr Duff.

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.
Interests may be declared at any time during the meeting should they become apparent.
None declared.

4. MINUTES OF PREVIOUS MEETING

a. **To consider for approval** as a correct record the minutes of the meeting held on 28th September 2016.
Resolved to correct one minor spelling mistake and accept the minutes as a true record.

b. **To consider** any matters arising from those minutes.
None raised.

5. PUBLIC CONSULTATION

a. **To receive and consider any questions from the Public,** which may be answered but not debated.
None present.

6. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To note** the email from GCC informing the parish council that the Draft Minerals Local Plan is available for inspection and comment.

Resolved to consider at the next meeting of the full council.

- b. **To consider** the email from a resident concerning planning application P1271/16/FUL. Councillors made the following comments:

i. The Parish Council did not “approve” the application; that is not within its remit. It was ‘consulted’ by the Forest of Dean District Council and did not raise an objection to the application.

ii. The vote was “non-recorded” as per the council’s standing orders

iii. Prior notice of the application being considered by the Parish Council was posted on the public notice boards and website. Any resident was free to attend the meeting to have their say.

iv. Notifying interested parties of the application is managed by Forest of Dean District Council.

Resolved to respond to the author with the above comments.

7. TO CONSIDER OTHER PLANNING ISSUES

- a. **To consider** the status of the application for the take-away outlet at unit 3 Sedbury.

The Administrative Assistant reported that the waste bin is still parked in the entrance road to the car park in breach of the planning condition and the old non illumination shop sign has been replaced with two illuminated signs without planning permission. The case officer has been notified and responded that appropriate action would be taken.

Resolved to note.

- b. **To consider** the status of planning applications P1557/15/APP & P0551/16/PLANOB. These applications, which seek to reduce the allotment of affordable houses from 44 to 4 and also change the types of houses being provided, have been subject to delays and determination date extensions for more than six months now.

Resolved that the Administrative Assistant will:

i. Write to Peter Williams at FoDDC Planning Department asking for an explanation for the extensions which far exceed the statutory time allowed to determine an application.

ii. Contact the FoDDC Legal Team to ask whether these applications have been dealt with in a proper and legal manner.

8. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P1380/16/LD1** - Woodside, Rosemary Lane, Stroat.

Application under Section 191 to establish the use of the land as residential curtilage.

No objection.

- b. **P1394/16/FUL** - The National Diving and Activity Centre, Day House Quarry, Tidenham.

Installation of an additional zip wire and launch and finishing stages for zip wire.

No objection.

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- c. **P1406/16/FUL** - Buttington Engineering Works, Beachley.
Change of use of disused industrial building and land to residential mobile home site.
Demolition of existing building.
No objection. However, the Parish Council would like to be assured that the existing sewer treatment plant can cope with the additional residential units or that adequate provision will be installed.
- d. **P1410/16/FUL** – Oakcliffe, Coleford Road, Woodcroft.
Erection of a two storey extension forming enclosure to new staircase. Demolition of external concrete staircase.
No objection.
- e. **P1449/16/FUL** – 3, Offas Close, Sedbury.
Single storey rear and side extension for disabled person.
No objection.
- f. **P1382/16/GPDE** – 35, Sedbury Lane, Tutshill.
Single storey rear extension (General Permitted Development Extension).
Information only – no consultation.
Noted.

9. TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

- a. **P0739/16/FUL** - St Luke's Church Coleford Road Tutshill
Replacement doors and minor alterations.
Granted permission.
- b. **P0870/16/FUL** - Park Lodge, Tidenham Chase.
Erection of a triple garage with store above.
Granted permission.
- c. **P1916/15/FUL** - 8, Loop Road, Beachley.
Alterations and extension to dwelling.
Granted permission.

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

- a. **P1297/16/FUL** – Hillside, Woodcroft Lane, Woodcroft.
Alterations and additions to existing dwelling. (Demolition of existing extensions).
No objection.

11. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **EN/0274/16** – Inner Loop Road.
Query planning permission for out-building.
The enforcement officer has not yet made a site visit.
The Administrative Assistant will enquire about lack of progress.

- b. **APP/P1615/W/16/3158656** - Wall Weir.
Appeal against decision raised by appellant and is ongoing.
- c. **APP/P1615/W/15/3003662** - Land North of Gloucester Rd
Judicial review disallowed. **Noted.**

12. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** the email from the Forest of Dean Road Safety group.
Resolved to present to Full Council.
- b. **To consider** the email notifying the temporary closure of Sedbury Lane.
Resolved to note.
- c. **To consider** the email from St John's School regarding road safety.
The council commented that up until about five years ago the one way traffic system through the school entered at Castleford Hill and exited to the Sedbury Lane/ Beachley Rd roundabout; the opposite of today's direction of flow. Reverting to the old layout would remove the current safety issue of exiting into Castleford Hill.
Resolved that the Administrative Assistant will write to GCC Highways, the Safety Partnership and email the author stating the above points.

13. TO REPORT ON HIGHWAY ISSUES

- a. Beachley Rd Closure.
Work is progressing according to plan.
- b. Broken fence and brambles on footpath between Offa's Mead School and Buttington Road.
The brambles have been cut back and the fence is to be replaced.
- c. Parking sign in front of Sedbury shops.
A new sign has been installed.
- d. 2 damaged drains in Gloucester Rd.
Awaiting action.
- e. 30/50 sign by the Bungalow.
The hedge has been cut back.
- f. Speed sign and traffic light by the Old Wye Bridge obstructed by trees.
Awaiting action.
- g. Loop Rd tree branch falling on pedestrian.
Reported and awaiting a response.
- h. Dangerous lamppost in Ormerod.
Made safe and awaiting replacement.
- i. Doctor's surgery access ramp.
Awaiting clarification. When received write to Medical Practice.
- j. Overgrown trees near the junction of Bigstone Meadow and Sedbury Lane.
Reported and awaiting action.
- k. Blocked drain at the end of Sedbury Lane.
Reported and awaiting action.

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

- a. Cllr O'Toole asked about the communication with Barratt Homes regarding the drainage route for their development which passes through Parish Council land. The Administrative Assistant will discuss with the Clerk and include in the next full council agenda.
- b. Cllr Bollen reported that the Sedbury Road sign on the A48 is obstructed by trees. The Administrative Assistant will report to Highways.
- c. Cllr Powell reported that there are two collapsing manhole covers in Wyebank Rd; outside No 34 and opposite Wyebank Avenue. The Administrative Assistant will report to Highways.

15. TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 23rd November 2016

There being no further business the meeting closed at 8.29 pm