

Minutes of Planning, Development Control & Highways Committee Meeting held on 26th April 2017 at 7.00pm at Tidenham War Memorial Hall.

Present:

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

1 ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
Full Attendance.

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.

3 MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 22nd March 2017.
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.
- b. **Three members** of the public attended to make representation about speeding through Woodcroft. See agenda items 11a & 11b.

5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **None received**

6 TO CONSIDER OTHER PLANNING ISSUES

- a. **None**

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0530/17/FUL** – Land To The Rear Of 56, Wyebank Road, Tutshill.
Proposed erection of a chalet bungalow.
No objection
- b. **P0486/17/FUL** - Sedbury Space, 11, King Alfreds Road, Sedbury.
Change of use from use class A2 to use class D2 and associated building works. Fenestration alterations to rear elevation.
No objection

- c. **P0454/17/FUL** - Land At Whirls End, Beachley Road, Sedbury.
Erection of two detached dwellings. Provision of a new vehicular access and associated works.
No objection. Note: The committee was concerned about potential parking issues on the road which the case officer will be asked to take into consideration.

- d. **P0570/17/FUL** – Sandsend, Beachley Road, Tutshill.
Proposed two storey gable extension (with ground floor study and W.C and first floor en-suite). Single storey rear sun lounge extension.
No objection

- e. **P0504/17/FUL** – 8, Loop Road, Beachley.
Erection of a replacement dwelling including external terrace. Demolition of existing dwelling.
No objection

- f. **P0412/17/COU** – The Village Inn, Sedbury.
Change of use of unit to a mixed use unit to bake and sell cakes. (part-retrospective).
No objection

8 TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

- a. **P0429/17/PJ3PA** – Sedbury Space, 11, King Alfreds Road, Sedbury.
Prior approval for change of use of Class A2 office and drop in centre to a community facility falling within Class D2.
Application Withdrawn

- b. **P0016/17/DISCON** – Land South Of Gloucester Road, Tutshill.
Discharge of condition (06) - Archaeological Investigation of outline application P1911/15/OUT.
Approved. Note: Partial discharge of condition

- The following applications are all approved:**
- c. **P0122/17/FUL** – 4, Woodcroft Close, Woodcroft.
Proposed conversion of garage to form hobby/study room and replacement of flat roofs with hipped roof (part-retrospective).

- d. **P0302/17/FUL** – Uplands, Rosemary Lane, Stroat.
First floor extension to existing single storey to create en-suite to existing master bedroom.

- e. **P0265/17/FUL** – 2, Loop Road, Beachley.
Erection of a detached single storey garage and provision of driveway.

- f. **P0121/17/FUL** – 9, Orchard Farm, Close.
Erection of a two storey extension to side elevation. Erection of a conservatory and decking to the rear of the property. Demolition of existing garage.

- g. **P0320/17/NOMAT** – Dalbury, Mopla Road, Tutshill.
Non-material amendment to application P1642/15/FUL to change the roofing material.

- 9 TO REPORT ON PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS (s101)**
- a. P0429/17/PJ3PA** – Sedbury Space, 11, King Alfreds Road, Sedbury.
Prior approval for change of use of Class A2 office and drop in centre to a community facility falling within Class D2.
No objection. Note – the application was later withdrawn.
- b. P0399/17/FUL** – The Paddocks, Coleford Road, Woodcroft.
Two storey extension, double garage and porch to existing dwelling. Change of use of existing garage office space. (Revised scheme).
No objection
- 10 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS**
- a. None**
- 11 TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES**
- a. To consider** email (1) received regarding speeding in Woodcroft.
- b. To consider** email (2) received regarding speeding in Woodcroft.
The authors of both emails were represented at the meeting and spoke about the problems of speeding through Woodcroft. Council members outlined the ongoing communication with GCC Highways, the Gloucestershire Road Safety Partnership and Police regarding speeding and parking issues on Gloucester Road and the B4228 in Tutshill and Woodcroft. However, the Parish Council has no direct powers regarding highway issues; hence the speakers were advised to escalate the issue to their District County Councillors, their County Councillor and their MP. In general the traffic heading north through Woodcroft presents a greater problem due to the layout of the road and parking on the southbound side.
The existing illuminated sign (indicating 30mph is exceeded) is aimed at southbound traffic and would possibly be more effective facing northbound traffic. An illuminated sign showing actual speed of north-bound traffic would be preferable and should be considered.
Resolved to pass on the two emails and the points noted above to Highways, the Road Safety Partnership and the Police, and to request a speed survey at strategic points.
- 12 TO REPORT ON HIGHWAY ISSUES**
- a.** Speeding in the Parish.
See agenda items 11a & 11b.
- b.** State of the A48 road surface.
A full survey has been ordered by GCC Highways Dept.
- c.** Grass verge and paved area in front of the Kebab shop in Sedbury.
The area has been repaired, but not to a good standard. Grass seeding still required.
- d.** Litter picking the steps from Beachley Rd to the A48.
Due to the steep gradient volunteers from the National Mountaineer Council to help.
- e.** Castleford Hill gullies blocked & general state of road surface.
The gullies will be cleared but the road surface does not meet the safety criteria for repair.
- f.** Cap on the number of trucks parked in the Bounds yard.
There is no cap in the planning approval.
- g.** Potholes outside 29, Inner Loop Road.
The potholes not circled do not meet the criteria for repair.

- h.** White lines on Beachley Rd.
Will be reinstated as part of a summer program of lining.
- i.** Large lorries using Loop Rd.
Referred to GCC Highways. Possible sign making drivers aware of the route to the Army Camp.
- j.** Wyebank Rd street sign.
Reported to GCC Highways.
- k.** Tyler's Way grass verge overgrown.
Reported to GCC Highways.
- l.** Fly tipping in the pathway between Dane's Hill and Beachley Rd.
The situation is being monitored.

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

- a.** Cllr Gregory reported that BT Openreach vehicles are again parking on the damaged verge at the corner of Loop Rd & Beachley Rd.
- b.** Cllr Gregory reported that potholes in Loop Rd and Beachley Rd which have been circled for attention are still not repaired after a considerable time.

14 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 24th May 2017

There being no further business the meeting ended at 8.44pm.