

Tidenham Parish Council

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

Present:

Cllrs J Powell (Chair), N. Evans, R. O'Toole, S. Gregory, R. Birch S. Bollen, R Duff, A Tullett.
Kevin Duffin – Administrative Assistant (Minutes).

Note: Cllr Lewis attended as an observer.
One member of the public was present.

AGENDA

1 ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
All members present.

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 28th June 2017.
Resolved to approve as a correct 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 was present to hear the discussion of agenda item 7b.
She did not wish to comment.

5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **None**

6 TO CONSIDER OTHER PLANNING ISSUES

- a. **None**

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0946/17/FUL** - 66 Wyebank Road, Tutshill.
Erection of a two storey side extension.
No objection.
- b. **P1013/17/FUL** - 23 And 25 Elm Road, Tutshill.
Erection of single-storey detached garage unit, comprising two adjoining garages, spanning 23 and 25 Elm Road. Demolition of existing garage unit.
No objection.
- c. **P0837/17/FUL** - Land at St Johns on the Hill, Castleford Hill, Tutshill.
Erection of two detached dwellings with associated works.
Objection. Tidenham Parish Council objects to this application for the following reasons:
- i. It's outside the settlement boundary.
 - ii. The substance of the application is almost the same as the rejected plan for four dwellings.
 - iii. It has the same footprint, loss of sports facility and loss of parking facility as the original application.
 - iv. It will result in an extra parking burden on the main road.
- d. **P1043/17/LBC** - St Johns on the Hill School, Castleford Hill, Tutshill.
Listed Building Consent for demolition of existing perimeter gate and installation of new gate.
No objection.
- Standing orders were suspended at 7.25pm to deal with two late applications related to St John's on the Hill School. Details will be contained in the next agenda. Standing orders reinstated at 7.35pm.*
- e. **P0785/17/FUL** - St Georges, Tidenham.
Extension to existing dwelling comprising of garage with store room over.
No objection.
- f. **P1134/17/FUL** – Wyeverns, 7 Hendrick Drive, Sedbury.
Proposed new dwelling with parking.
Resolved that after discussion Cllr Birch proposed the motion to accept the application, seconded by Cllr O'Toole. Council voted 'for' =2, 'against' =4 with one abstention. Motion defeated.
Objection. The council voted to object to the application due to the large size of the extension and the plans showing a loss of light to the neighbouring property
- g. **P1131/17/FUL** - New Reception/Office Building, Beeches Farm, Miss Graces Lane, Tidenham Chase.
Replacement of existing porta-cabin style reception with new log cabin reception.
No objection.

8 TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

The following applications were granted permission:

- a. **P0223/17/FUL** - Roseland, Tidenham.
Raising the height of the boundary wall, replacement of gates and erection of gate pillars.
Raising the pitch of the garage roof.
- b. **P0917/17/FUL** - 77 Severn Avenue, Tutshill.
Proposed extension to existing single storey kitchen to provide dining area and sun lounge.
- c. **P0905/17/FUL** - 27 Bigstone Grove, Tutshill.
Single storey side extension.
- d. **P0748/17/FUL** – Woodside, Rosemary Lane, Stroat.
Construction of new garage and workshop building.
- e. **P0530/17/FUL** - Land to the rear Of 56 Wyebank Road, Tutshill.
Proposed erection of a chalet bungalow on land at 56 Wyebank Road.
- f. **P0504/17/FUL** - 8 Loop Road, Beachley.
Erection of a replacement dwelling including external terrace. Demolition of existing dwelling.
- g. **P0028/17/FUL** - The Marling,s Sedbury Park, Sedbury.
Two storey extension to dwelling including basement level creating a pool room, plant room, games room and master bedroom.

The following applications were refused permission:

- h. **P1394/16/FUL** - The National Diving and Activity Centre, Day House Quarry, Tidenham.
Installation of an additional launch and finishing stages for 2 zip wires.
- i. **P1077/16/FUL** - Orchard Lee, Bishton Lane, Tidenham.
New dwelling with associated works.

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

- a. **P0986/17/FUL** - Buttington Engineering Works, Beachley.
Demolition of existing buildings and stationing of an additional 35 caravans.
No objection

10 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **None**

11 TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** email received regarding Offa's Dyke.

Resolved that the Administrative Assistant will:

- i. Write to GCC Highways and the Public Rights of Way Officer to highlight that where Offa's Dyke pathway runs along the main road without a pedestrian pathway there should be signs warning motorists of the possibility of walkers in the road.
- ii. Write to GCC Highways and FoDDC Planning to enquire what development is happening and been authorised to the quarry approach road.

- b. **To consider** the email received regarding winter maintenance.

Resolved to return the questionnaire stating we have adequate stocks of road salt.

12 TO REPORT ON HIGHWAY ISSUES

- a. Litter picking on A48.

The volunteer climbing group is ready to help but FoDDC has to arrange closure of the road or path at the base to comply with Health & Safety regulations.

- b. Foul odour from Castleford Care Home.

A nuisance report form has been sent to all councillors and posted on the website advising members of the public to report the smell if they are affected by it.

- c. Dog fouling on the Skate Park.

The issue has been reported to FoDDC and the Street Warden will investigate.

- d. Building activity in Buttington Road.

The Administrative Assistant will bring this to the attention of Two Rivers to investigate whether the outbuilding is allowable under Permitted Development Rules.

- e. Grass area at the junction of Beachley Rd & Buttington Rd.

Reported to Two Rivers who own the land but refuse to cut the grass. The Administrative Assistant will follow up.

- f. Overgrown alleyway between Buttington Rd & Wyebank Place.

Reported to GCC and awaiting action.

- g. Highways repair criteria.

Awaiting a reply.

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

- a. Cllr Gregory reported that the 30mph sign at the junction of Elm Rd and Gloucester Rd is hardly visible. The Administrative Assistant will investigate and report.
- b. Cllr Birch commented that in view of the government's recent statement about banning the sale of new leasehold properties the committee should maybe consider objecting to planning applications for such properties in future.
- c. Cllr O'Toole commented that trees were being felled near the old post office in Gloucester Rd and asked if any of them were subject to a protection order. The Administrative assistant thought not but will investigate.

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14 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 23rd Aug 2017

There being no further business the meeting closed at 8.57pm.

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