

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 22nd November 2017 at 7.00pm at Tidenham War Memorial Hall.

Present:

Clrs: J Powell (Chair), R. Birch, A. Tullett, R. O'Toole, S. Gregory, S. Bollen,
N. Evans (7.12pm Agenda 5)

Officers: Kevin Duffin – Administrative Assistant (Minutes).

AGENDA

1 ATTENDANCE

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

Apology received from Cllr Duff.

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

Resolved to accept the apology from 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 September 2017.

Resolved to accept as a true record.

b. **To consider** any matters arising from those minutes.

The Administrator was asked if the application for the Zip wire at the NDAC had been "called in".
Yes, it has been!

4 PUBLIC CONSULTATION

None present.

5 TO CONSIDER THE TEXT ADDED TO PUBLIC AGENDAS FOR PUBLIC CONSULTATION

a. **The Chairman** read a prepared text strengthening the rules for public consultation during Planning & Highways meetings. The text is intended to be added to Planning & Highway agendas intended for the public and press.

Resolved to accept in principle and pass the text to full council where a change to standing orders will be required.

6 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

None received.

7 TO CONSIDER OTHER PLANNING ISSUES

a. **To report** on the complaint of noise from Chepstow Racecourse.

Responses have been received from Mark Harper MP, Monmouthshire County Council (Licencing department) and the Racecourse Management. The Racecourse management outlines all precautions taken to keep noise within limits and mitigation if limits are breached. They also offered to attend a council meeting to answer any questions from the public.

b. **To consider** the effect of the potential increase in vehicle traffic on pollution in Chepstow.

Resolved that the Administrator will look into all monies allocated from S106 agreements of ongoing large developments in Tidenham and Chepstow and prepare a letter to Monmouthshire County Council, FoDDC and Highways.

8 TO CONSIDER PLANNING APPLICATIONS RECEIVED

a. **P1563/17/FUL** - The Liam Bond Golf Academy, Tidenham.

Erection of a permeable parking area adjacent to the existing golf ranging facility, to be used as ancillary parking.

Objection. Due to the comments made by the Principle Planning Officer and requests for further information by him and Gloucestershire Highways the Parish Council cannot assess this application due to lack of information.

b. **P0101/17/DISCON** - St Mary's and St Peter's Church Car Park, Tidenham Lane, Tidenham.

No objection

c. **P1670/17/FUL** - Warehouse Beachley Road, Sedbury.

Erection of 5 new dwellings. 4 x three bed dwellings, and 1 x four bed dwelling house with garage and associated works.

No objection. Note Cllrs Birch & O'Toole abstained.

d. **P1674/17/LD1** - Chasecroft, Tidenham.

Application under Section 191 to establish whether continued use and access to proposed new dwelling is lawful.

The Parish Council has no objection in principle to the access drive but has no way of knowing whether it was constructed within the period stipulated to begin work when the original permission was granted or whether that permission is still valid to erect a dwelling.

e. **P1663/17/FUL** - Land between 12 and 10A Loop Road, Beachley.

Erection of a detached dwelling house with associated works.

Objection. Parish Council objects to this application on the grounds that the size, especially height, of the property is too big for such a narrow plot and would prove overbearing to the bungalows either side. A single storey property would be more suitable. Also the high windows on either side of the proposed dwelling would result in a loss of privacy for the neighbours.

f. **P1769/17/FUL** - Rose Cottage, Beachley Road, Sedbury.

Variation of condition 02 (approved plans) and 03 (materials) to amend the materials and addition of roof windows to the link walkway of planning permission P1707/16/FUL.

No objection. Note Cllrs Bollen and Tullett voted against the motion.

9 TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

The following applications were granted permission:

- a. **P1363/17/FUL** - The Paddocks, Coleford Road, Tutshill.
Erection of a two storey extension and detached garage with associated alterations.
- b. **P1304/17/LBC** - St Johns on the Hill School, Castleford Hill, Tutshill.
Erection of new entrance and exit gates (part retrospective).
- c. **P1534/17/TPO** - 1 Bigstone Meadow, Tutshill.
Fell x1 Scots Pine tree covered by G3 of TPO50.
- d. **P1134/17/FUL** – Wyeaverns, 7 Hendrick Drive, Sedbury.
Proposed new dwelling with parking.

The following application was refused permission:

- e. **P1476/17/LD2** - 39 Inner Loop Road, Beachley.
Application under Section 192 to establish whether erection of garage and demolition of existing garage requires planning permission.

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

None.

11 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **APP/P1615/S/17/3177459** – Land at Beachley Rd. Barratt Homes.
Affordable Housing Obligation Appeal. Start 29th June 2017.
- b. The appellant has withdrawn the appeal.

12 TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

None.

13 TO REPORT ON HIGHWAY ISSUES

- a. The state of the pavements in Wirewoods Crescent, Sedbury Lane and Coleford Road.
All reports have been logged with Amey.

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

- a. Cllr Gregory pointed out a newspaper article reporting a £2.5M deficit in the Highways Repair budget due to monies being syphoned off for other projects.
- b. Cllr Bollen reported the pathway at the rear of Hannover Ct is overgrown.
The Administrator will action.

15 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 20th December 2017

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