

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 25th October 2017 at 7.00pm at Tidenham War Memorial Hall.

Present:

Cllrs: J Powell (Chair), R. Birch, A. Tullett, R. O'Toole
Officers: Kevin Duffin – Administrative Assistant (Minutes).
Note: Eight members of the public were present.

AGENDA

1 ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
Apologies received from Cllrs Evans, Duff, Gregory & Bollen.
- b. **To consider** for acceptance those apologies received with reasons for absence.
Resolved to accept apologies from Cllrs Evans, Duff, Gregory & Bollen.

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 correct a minor typing error and accept 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. Seven members of the public were present at the start of the meeting. One further member arrived during the discussion of agenda item 7d and two members left during the same discussion. All present were there to comment on the planning application in agenda item 7d. One member read a prepared statement and others made comments regarding the application. The points can be summarised as follows:
 - i. The group thanked the Parish Council for its previous comments to the FOD Planning Department regarding this application.
 - ii. The group stressed that they were not against development at the NDAC but not if it is to the detriment of residents.
 - iii. A petition against the application has been raised with 182 signatures to date.
 - iv. New complex documents had been added and there was not enough time to study them.
 - v. The new reports seem to be lacking in substance.
 - vi. The noise mitigation sheets attached to the launch tower are already falling off.

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- vii. Other noise mitigation measures present in the earlier application have been removed in the latest application.
- viii. Harmonic noise is audible up to 800m away.
- ix. The queue waiting for rides at the launch tower are often screaming, shouting and swearing. The signage asking them to desist is ineffective.
- x. The existing two zip wires should be made quieter before adding two more.

CLr Birch advised the group to make contact with the three District Councillors and request a 'Call in' to the FoDDC Planning Committee.

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. **P1304/17/LBC** - St Johns on the Hill School, Castleford Hill, Tutshill.
Erection of new entrance and exit gates (part retrospective).
No objection
- b. **P0089/17/DISCON** - Land to the rear of 56 Wyebank Roa, Tutshill.
Discharge of conditions 03 (Roofing materials); 08 (Land Contamination assessment) of planning permission P0530/17/FUL.
No objection
- c. **P1607/17/FUL** - 3 Wyebank Crescent, Tutshill.
Raising the roof pitch to accommodate 2 extra bed and bathrooms.
New single attached garage. (Revised Scheme).
Objection. The new plan does not address the comments made by the Parish Council regarding the original plans. Furthermore, comparisons made with a design in another part of the parish are not relevant. Therefore, the original comments made by the Parish Council still stand; The Parish Council objects to this application for the following reasons:
 - i. The street scene would be affected because a two storey dwelling would be out of character with the bungalows in the rest of the street, as would the new parking arrangement in front of the house.
 - ii. Properties to the rear in Wyebank Rd would be overlooked by the new roof height.
 - iii. The neighbouring property would be overshadowed by the new roof height resulting in loss of light.
 - iv. The extended footprint would reduce the width of the joint entry to the rear parking area making access difficult for the neighbour.
- d. **P1629/17/FUL** - The National Diving and Activity Centre, Day House Quarry.
(Revised scheme) Installation of two zip wires including launch and finishing stages.
No Objection. In light of the new noise report, noise mitigation trial and supporting documentation the Parish Council has no objection to this application. The committee notes all

the comments made by local residents in 4a of this minute and would urge the Planning Department to ensure that:

- i. All noise mitigation measures mentioned to date are included in the scheme
- ii. Any pending noise mitigation measures (e.g. nylon rollers) be strongly recommended
- iii. The noise and abusive language from the waiting queue be addressed.

8 TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

The following applications were granted permission:

- a. **P1131/17/FUL** - New Reception Building, Beeches Farm, Miss Graces Lane, Tidenham Chase.
Replacement of existing porta-cabin style reception with new log cabin reception.
- b. **P1042/17/FUL** - St Johns on the Hill School, Castleford Hill, Tutshill.
Demolition of existing perimeter gate. Installation of new gate.
- c. **P1168/17/FUL** - 10 Tyler's Way, Sedbury.
Dropping of kerb to allow access to and from hard-standing in front of house
- d. **P1020/17/FUL** - St Johns on the Hill School, Castleford Hill, Tutshill.
Erection of temporary classrooms. Demolition of dilapidated classrooms.
- e. **P1021/17/LBC** - St Johns on the Hill School, Castleford Hill, Tutshill.
Listed Building Consent for the demolition of dilapidated classrooms.
- f. **P0815/17/OUT** - Land at Ormerod Road, Sedbury.
Outline application for the erection of 10 flats. Demolition of former car repair workshop.
- g. **0778/17/FUL** - Wibdon Farm, Stroat.
Removal of conditions 5 and 6 of planning permission ref: P0857/08/COU to allow the three units to be occupied as residential (Class C3).
- h. **P1586/17/NONMAT** - 3 Offa's Close, Sedbury.
Non-material amendment to planning permission P1449/16/FUL to move the side wall of side extension out by 262mm and decrease rear extension width by 197mm.

The following application was refused

- i. **P1239/17/FUL** - 3 Wyebank Crescent, Tutshill.
Alterations and extensions and raising of roof pitch of existing bungalow to create first floor living accommodation with associated first floor patio doors and Juliette balcony at rear. Alterations to the off road car parking arrangements.

The following application was withdrawn

- j. **P1267/17/FUL** - 9 The Belfry, Sedbury.
Construction of conservatory to rear of dwelling.

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

a. P0080/17/DISCON - Land South of Gloucester Road, Tutshill.

Discharge of condition 06 (Archaeological works); 10 (biodiversity/vegetation); 21 (Fire hydrants), of Planning Permission P1911/15/OUT.

No objection

b. P1534/17/TPO - 1 Bigstone Meadow, Tutshill.

Fell x1 Scots Pine tree covered by G3 of TPO50

No objection

c. P1134/17/FUL – Wyeverns, 7 Hendrick Drive, Sedbury.

Proposed new dwelling with parking.

Objection. After reviewing the new drawings the objection raised 31st July stands

d. Application for change of license conditions for the Spar shop, Sedbury.

Objection. The proposed hours could give rise to anti-social behavior in the area. Also under the terms of the present license alcohol can only be served when the “Designated Premises Supervisor” is present in the shop. Only one supervisor is listed on the license.

10 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.

11 TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

a. To consider the email regarding the road closure Westbury-on-Severn.

Resolved to note.

b. To consider the email regarding road safety information.

Resolved to note.

12 TO REPORT ON HIGHWAY ISSUES

a. Highways budget.

Figures for the last five years spending on highway maintenance were presented.

b. Naming of new development of 45 houses.

One of the names proposed by the Parish Council “BIRCH GROVE” has been accepted by the developer.

c. Trees in Severn Avenue.

A letter to all residents asking for their views has been approved and will be delivered shortly.

d. Entry to the 45 houses development.

The Highways Manager visited the site. The entry seems to have been closed in favour of the entry further along Gloucester Rd.

e. Litter bin by entry road to the caravan park.

Complete.

f. Traffic monitoring equipment near the junction of Sedbury Lane and Beachley.

Has now been removed. No further information available.

g. Vehicle activity on the site earmarked for 95 houses north of Gloucester Rd.

There is no evidence of any work being undertaken.

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- h.** Hedge & grass in Elm Close.
Reported. No action to date.
- i.** Water leak Hendrick Dr & Beachley Rd.
Repaired by Welsh Water.

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

- a.** Cllr O'Toole commented on the poor state of the footpaths in Wirewoods Crescent, Sedbury Lane from the roundabout and Coleford Rd between Mopla Rd to the dual roundabout. The Administrator will investigate and report all issues.
- b.** Cllr O'Toole brought a petition regarding a Chepstow bypass to the attention of the committee and it was duly noted by members.

14 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 22nd November 2017

There being no further business the meeting closed at 8.27pm.