

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 24th January 2018 at 7.00pm at Tidenham War Memorial Hall.

Present:

CLLrs: J Powell (Chair), A. Tullett, S. Bollen, N. Evans.

Officers: Kevin Duffin – Administrative Assistant (Minutes).

AGENDA

1 ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
Apologies received from CLLrs Birch, Gregory, O’Toole and Duff.
- b. **To consider for acceptance** those apologies received with reasons for absence.
Resolved to accept the apologies from those absent councillors.

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 20th December 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.
Two members of the public attended to speak about the development on land north of Gloucester Rd, Tutshill. The main concerns raised were:
 - i. Who ensures that the conditions applied to the planning permission are adhered to?
The chairman explained for many conditions the applicant has to apply for them to be discharged at the appropriate time and that it’s the responsibility of the District Council to ensure that the conditions have been met. However, any member of the public noticing a condition being breached can contact the District Council’s planning officer or enforcement officer and bring it to their attention.
 - ii. The recent archaeological survey left the Elm Rd entrance and nearby verges badly churned up. This gate is also not supposed to be used for the development.
The Planning Office advise that the survey is not part of the main development and as such is the sole responsibility of the applicant. The Admin assistant will contact them to restore the entrance.

Tidenham Parish Council

- iii. Is there a plan to provide extra public transport to accommodate the increase of residents in the area? There is no transport plan at present, other than those contained within the development plot, but the Admin Assistant will contact the Planning Office to enquire.

5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. None

6 TO CONSIDER OTHER PLANNING ISSUES

- a. Cllr Tullett gave a report on her recent planning training meeting to Full Council on 17th Jan.

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P1973/17/FUL** - 3 Wyebank Crescent, Tutshill.
Erection of a single storey rear and side extension with internal alterations.
No objection
- b. **P1981/17/FUL** – Wayside, Coleford Road, Woodcroft.
Erection of a raised deck/balcony to the rear of the existing dwelling.
No objection
- c. **P1955/17/FUL** – Roseland, Tidenham Lane, Tidenham.
Raising roof of existing garage.
No objection. However, the committee was concerned about the size and standard of the interior of the garage and asks that a condition be applied that prevents the building being used as a residence in the future.

8 TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

The following were granted permission -

- a. **P0109/17/DISCON** - St Mary's And St Peter's Church Car Park' Tidenham.
Discharge of condition 06 (sample panel) of planning permission P0895/17/FUL.
- b. **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.
- c. **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.

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

- a. **P1924/17/FUL** - 39 Inner Loop Rd, Beachley.

Erection of a detached garage.

No objection

Note: Cllr Gregory declared an interest having being consulted personally as a neighbour of the applicant. She did not vote on the motion.

- b. **P1937/17/APP** - Land north of Gloucester Rd, Tutshill.

Approval of Reserved Matters pursuant to outline planning permission P1530/14/OUT for residential development for 91 dwellings, access, parking, public open space, landscaping and associated infrastructure.

No objection. Tidenham Parish Council has no objection to the reserved matters submitted.

Regarding the provision of the LEAP and Orchard areas the developer should be asked to secure the provision of funds to maintain these areas by means of a management committee or the eventual transfer of responsibility to a third party.

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

Demolition of existing buildings, erection of three detached dwelling units (along with three detached garages and one domestic outbuilding), and the carrying out of associated operations and development.

No objection

- d. **P1976/17/FUL** - The Old Police House, 2 Gloucester Road, Tutshill.

Erection of a detached dwelling with associated works.

No objection

- e. **P2012/17/FUL** - South View, Netherhope Lane, Tidenham.

Erection of a single storey side extension with associated works. (Revised Scheme).

No objection. However the drawings do not make it clear how close the new building is from the boundary with the neighbour so it should be checked that no regulation is being breached.

10 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **None**

11 TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** the email from Traffic Technology regarding the trial of a Speed Indicating Device for one week.

Resolved to go ahead with the trial and to place the device in Gloucester Rd to monitor traffic towards the A48.

12 TO REPORT ON HIGHWAY ISSUES

- a. **No report**

Tidenham Parish Council

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

- a. Cllr Tullett reported that a traffic accident had damaged a telephone pole and brick wall in Beachley Rd at the sharp bend near the junction with Sedbury Lane. Travelling out of Beachley the road speed changes from 50mph to 30mph just before the bend. She asked whether anything could be done to improve road safety at this point.
The Admin Assistant explained that a traffic safety audit had been carried out for Beachley Rd and a plan is awaiting funding. He will see how this junction fits into the plan.
- b. Cllr Tullett reported flooding in Sedbury Lane near the junction with Beachley Rd.
The Admin Assistant will report it.
- c. Cllr Powell reported that trucks used in the recent tree works in Wyebank Rd had churned up the grass due to the wet conditions.
The Admin Assistant will report it to the contractor.

14 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 28th February 2018

There being no further business the meeting ended at 8.35pm.