

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 28th March 2018 at 7.00pm at Tidenham War Memorial Hall.

Present:

CLLrs: J Powell (Chair), S Gregory, S Bollen, R O'Toole & R. Duff.

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 & Tullett.
Note an apology received from Cllr Evans was received too late for inclusion in the meeting.
- b. **To consider for acceptance** those apologies received with reasons for absence.
Resolved to accept apologies from CLLrs Birch & Tullett.

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 28th February 2018.
Resolved to accept the minutes 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**
None present

5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

None received

6 TO CONSIDER OTHER PLANNING ISSUES

It was noted that P1663/17/FUL – Land between 12 & 10a Loop Rd has been called in to FoDDC Planning Committee.

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0250/18/FUL** - 22 Wyebank Road, Tutshill.
Erection of a rear single storey extension with internal alterations and associated works.
No objection
- b. **P0264/18/OUT** - Pennsylvania Farm, Sedbury.
Outline application for the erection of a two storey detached dwelling.
No objection
- c. **P0013/18/DISCON** - Land North Of Gloucester Road, Tutshill.
Discharge of conditions 11 (Construction method statement) and 15 (waste minimisation statement) of planning permission P1530/14/OUT.
No objection
- d. **P0138/18/FUL** - 58 Beachley Road, Sedbury.
Erection of a two storey rear extension with associated works. Demolition of existing single storey extension and proposed dropped kerb to allow access to driveway.
No objection. However, it is noted that the dropped kerb and new front porch have already been completed.
- e. **P0333/18/FUL** - 33 Bigstone Meadow, Tutshill.
Erection of a two storey rear extension with associated works.
No objection
- f. **P0275/18/FUL** - The Coach House, Tidenham.
Erection of a conservatory and the demolition of existing orangery.
No objection
- g. **P0021/18/DISCON** - The Village Inn (Silver Birch 75A & The Laurels 75B) Beachley Road.
Discharge of conditions 04 (Foul and surface drainage), 06 (Contamination Assessment) and 07 (Approved remediation works) of planning permission P1223/16/FUL.
Objection - The Parish Council feels unable to approve the discharge of conditions 4, 6 & 7 for the following reasons:
 - i. Condition 4
It states clearly that condition 4 should be discharged before any development takes place. It also states that a proposal for foul and surface water drainage should be submitted to the planning authority and approved in writing. We can find no evidence of that happening and hence have no idea whether the work completed meets the required standards considering the possibility of residual contamination.
 - ii. Condition 6
It states clearly that condition 6 should be discharged before any development takes place. The contamination report and site survey seem very thorough but again we see no evidence that the work carried out was approved by the planning authority prior to implementation. For example section 10.7.2 of the contamination report lays down conditions for the feed water pipes in light of residual contamination; specifying the

material used in the pipes and the way they are buried. We see no indication that this has been addressed.

iii. Condition 7

This condition requires a completion report approved by the planning authority and containing Quality Assurance certificates showing work has been carried out according to the approved methodology. Neither the report nor the approved methodology are evident in the submitted documents.

h. **P0366/18/FUL** - 27 Inner Loop Road, Beachley.

Erection of a detached garage in garden of existing dwelling house.

No objection

8 TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

P0003/18/DISCON - Land at Tutshill Corner (North Of Gloucester Road), Tutshill.

Application to discharge condition 18 (archaeological written scheme of investigation) of appeal decision APP/P1615/W/15/3003662 relating to the erection of up to 95 dwellings with associated landscape and infrastructure (outline permission with all matters other than 'access' reserved).

Consent

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

a. **P0344/18/FUL** - 6 Offas Close, Sedbury.

Erection of a two storey extension with attic room.

No objection

10 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

a. **APP/P1615/W/17/3191969** - P1077/16/FUL - Bishton Lane, Tidenham.

Appeal lodge against FoDDC refusal to grant permission.

Pending decision

11 TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

None

12 TO REPORT ON HIGHWAY ISSUES

a. Speed indicator trial. The results of the trial in Gloucester Rd were sent to the Police, Highways and the Safety Partnership requesting that the results are officially corroborated, that a safety audit is carried out and that appropriate speed calming measures are introduced. A response from the Road Safety and Traffic Management Officer of Gloucester Constabulary stated that:

i. A speed survey in 2015 showed the 85%ile figure to be 42mph towards Tutshill and 45mph towards the A48.

ii. Local police officers will be conducting Operation Wheeled Respect shortly, targeting drivers who are speeding, not wearing a seat belt or using a mobile phone.

iii. A survey will be carried out to see if a camera enforcement van can be used in the area.

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- b. Resurfacing of the dual roundabout at Gloucester Rd & Coleford Rd has not been included in the 2018/19 or 2019/2020 Highways Budgets. The parish council have written to Highways to give an indication of the cost of the works and to source alternative funding – e.g. The County Councillor’s discretionary highways budget. We have also requested that the junction be remodelled to a more appropriate layout.
- c. Tidenham footpath 80. The field section between Elm Rd and Bishton Lane has been rough ploughed and is totally impassable by foot. It has been reported to Gloucestershire County Council.

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

- a. Cllr Powel reported that the first grass cut of the season in Wyebank Rd has been carried out.
- b. Cllr Gregory reported that potholes near the junction of Beachley Rd and Sedbury Lane have been filled but one very large hole has been left.
- c. Cllr O’Toole reported ruts on Gloucester Rd between the A48 junction on the bend towards the new estate junction.
- d. Cllr Duff reported the generally bad state of the A48 road surface between Chepstow and Woolaston.
- e. Cllr Duff reported a ‘manhole’ in the centre of the carriageway near the Martins which has been partly repaired leaving large gaps between the metalwork and road surface.
- f. Cllr Bollen reported ruts in the edge of the carriageway on Beachley Rd close to the junction with Wyebank Rd.
- g. Cllr Bollen reported that the grass cutting team from Glebe parked their van across the entrance to Sedbury and Beachley Village Hall blocking access to users of the hall and asked that the company be told not to block the gate in future.

14 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 25th April 2018

There being no further business the meeting closed at 8.37pm