

Tidenham Parish Council

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

Present:

Cllrs: J Powell (Chair), R O'Toole, R Duff.

Officers: Kevin Duffin – Administrative Assistant (Minutes).

1 ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend. Apologies received from Cllrs Gregory, Tullett, Bollen and Drew. Note: Cllr Birch is no longer a member of this committee.
- b. **To consider** for acceptance those apologies received with reasons for absence. **Resolved** to accept the apologies.

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 raised.**

3 MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 24th October 2018. **Resolved** to accept as a true record.
- b. **To consider** any matters arising from those minutes. Cllr Duff asked the chairman for clarification of the status of the Barratt Houses development north of Gloucester Rd.

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 give the background to the application for consideration in item 7e.

5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To consider** email about planning enforcement. **Resolved** to note.

6 TO CONSIDER OTHER PLANNING ISSUES

- a. **To consider** the planning decision **P1372/18/FUL**. The Administrative Assistant reported that the dwelling in question is subject to a Planning Department enforcement case and is also on the market for sale. **Resolved** to note.

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0126/18/DISCON** - Land North Of, Gloucester Road, Tutshill.
Discharge of conditions 24 (bus shelters) and 26 (travel plan) of planning appeal decision APP/P1615/W/3003662.
No objection
- b. **P1808/18/FUL** - Church Cottage, Coleford Road, Tutshill.
Installation of x 2 rear dormer windows and associated works. Erection of a single garage.
Demolition of existing garage.
No objection
- c. **P1808/18/LBC** - Church Cottage, Coleford Road, Tutshill.
Listed building consent for the installation of x2 rear dormer windows, replacement of roof plus guttering, alterations to fenestration including internal alterations and replacement garage. Demolition of existing garage.
No objection
- d. **P1779/18/FUL** - 83 Beachley Road, Sedbury.
Proposed new dropped kerb and parking area.
No objection. However the committee recommends that the grass verge be cut back to match the entrance splay to prevent vehicles crossing the grass.
- e. **P1763/18/FUL** - The Old Nursery, Chancefield, Boughspring Lane, Tidenham Chase.
Erection of a replacement dwelling and triple garage with associated works. Demolition of existing dwelling and garage.
No objection
- f. **P1713/18/FUL** - Barn at Wall Weir, Miss Graces Lane, Tidenham Chase.
Variation of Condition 02 (Approved Plans) to allow for the erection of fuel storage facility of planning permission P0575/16/FUL.
No objection
- g. **P1631/18/TPO** - 40 Bigstone Meadow, Tutshill .
Works to X2 Horse Chestnut trees covered by G1 of TPO50 at 40 Bigstone Meadow in accordance with submitted details in the application form and applicants email of 26 October 2018.
No objection
- h. **P1646/18/FUL** - 10 Elm Road, Tutshill.
Erection of a single storey side extension and single storey rear extension. Replacement of roof with higher ridge height to accommodate a first floor level with associated works. Demolition of existing conservatory.
No objection

8 TO NOTE PLANNING DECISION TAKEN BY FODDC & GCC

The Following application was refused:

- a. **P1372/18/FUL** - 4 Woodcroft Terrace, Woodcroft.
Change of use of part of existing garage to annexe accommodation. (Part retrospective).

The following applications were granted permission:

- b. **P1570/18/FUL** - High Winds, Sedbury Lane, Tutshill.
Construction of a raised patio.
- c. **P1469/18/OUT** - Police House, Gloucester Road, Tutshill.
Outline Application for the erection of a detached dwelling with ancillary works. Demolition of existing garages. (All Matters Reserved).
- d. **P1149/18/FUL** - 6 Offa's Close, Sedbury.
Erection of a side extension, two storey to the front with attic to rear.
- e. **P1051/18/OUT** - Land Adjoining 4 Sedbury Lane, Tutshill.
Outline application for the erection of up to 3 dwellings with associated works.
(Some matters reserved).
- f. **P0931/18/FUL** - Smith's Convenience, Beachley Road, Sedbury. Change of use class from a shop (A1) to mixed use of shop (A1), Cafe (A3) and Takeaway (A5) and associated works.
Erection of an external flue. (Part retrospective).
- g. **P0106/18/DISCON** - Land at Whirls End, Beachley Road, Sedbury.
Discharge of condition 07 (land contamination assessment) of planning permission P0454/17/FUL
- h. **P0096/18/DISCON** - Land off Beachley Road, Sedbury.
Discharge of Condition 08 (Construction Method Statement) of planning appeal APP/1615/A/2220590.
- i. **P1321/18/FUL** - The Haven, Miss Graces Lane. Tidenham Chase.
Variation of condition 02 (approved plans) to make changes to dwelling fenestration, reduce the size of extension including the replacement of internal garage steps with external ones and alterations to first floor windows.

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

- a. **P1781/18/GPDE** - 33 Severn Avenue, Tutshill.
Erection of a single storey rear extension. (General Permitted Development Extension).
No objection
- b. **P1839/18/FUL** - Garden Cottage Stroat
Erection of a two storey extension with associated works.
No objection

10 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **APP/P1615/W/17/3190955** – P0837/17/FUL – Land at St John’s on the Hill, Castleford Hill.
Pending.

11 TO CONSIDER HIGHWAY ISSUES

- a. **To consider** the email about speeding in Beachley Rd.
Resolved to note.
- b. **To consider** the Review article regarding the Parish.
Resolved to note.
- c. **To consider** the email regarding a grit bin in Wyebank Way.
Resolved to let GCC Highways Dept decide whether to provide and replenish a grit bin.
- d. **To consider** the email regarding HGVs on B4228.
Resolved to note.
- e. **To consider** the email from a resident regarding the state of roads in the parish.
Resolved to note.
- f. **To consider** the notice regarding ongoing road closures.
Resolved to note.
- g. **To consider** the notice regarding road closures beginning Jan 2019.
Resolved to contact GCC for more detailed information and then inform Tutshill School.

12 TO REPORT ON HIGHWAY ISSUES

- a. Sign outside 41 Inner Loop Road.
Has been removed.
- b. Edmond Road light.
Ownership has been established. The issue is with GCC
- c. The following have been reported:
 - i. Missing sign to Miss Gracie’s Lane
 - ii. Mud on Gloucester Rd
 - iii. Loose manhole covers in Bigstone Meadow
 - iv. Road surface and oil spillage in The Yetts
 - v. Leaning tree by the old rail bridge on A48

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

- a. Cllr Duff raised the issue of safety at the A48/ Gloucester Rd junction. Specifically:
 - i. The junction is not floodlit and visibility is poor in the dark
 - ii. The give way signs have faded
 - iii. A sign post is damaged
- b. The Administrative Assistant will investigate and report to GCC Highways.

14 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 19th December 2018

There being no further business the meeting closed at 8.30pm.