

# Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 23<sup>rd</sup> January 2019 at 7.00pm at Tidenham War Memorial Hall.

**Present:**

Cllrs: J Powell (Chair), R O'Toole, Cllr A Tullett, Cllr C Hall, Cllr S Gregory, Cllr G Drew and Cllr S Bollen.

Officers: Kevin Duffin – Administrative Assistant (Minutes).

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## **1 ATTENDANCE**

- a. **To receive** apologies for absence from those councillors unable to attend.  
**All present. Note:** Cllr Duff has resigned from the council.
- b. **To consider** for acceptance those apologies received with reasons for absence.  
**None received**

## **2 BARRATT HOMES**

- a. **To consider** a request from the Senior Land Manager of Barratt Homes, Cardiff to access land owned by the Parish Council.

The Senior Land Manager and Land Manager for Barratt Homes offered contracts regarding an easement to cross land owned by Tidenham Parish Council for the purpose of routing surface water from the housing development at the rear of Wyebank Academy to the River Wye. The main points are:

- i. Barratt Homes are offering £20,000 for the easement to cross the land
  - ii. Barratt homes are offering £500/month to station a work compound on the land during the installation period.
  - iii. Three contracts are offered:
    - A “pre contract” for £1 which is a holding contract until all parties involved commit
    - A main contract for £20,000 for the easement
    - A contract for £500/month to site the working compound on Parish land
  - iv. The easement will cover a 6m wide channel from Wyebank Road to a headwall on near the river bank.
  - v. Wyebank Rd will be closed across half its width in sections from the roundabout to the access point on the parish land. It was noted that this is a bus route and that parents park cars near the roundabout during the school start and finish times. Barratts will take this into account and consider working around school access times.
  - vi. The foul water route is along Beachley Road and work will be carried out during school holidays.
- b. **Resolved** to accept the offer pending a legal review of the contracts.

## **3 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**

## **4 MINUTES OF PREVIOUS MEETING**

- a. **To consider for approval** as a correct record the minutes of the meeting held on 28<sup>th</sup> November 2018.  
**Resolved** to accept as a true record.
- b. **To consider** any matters arising from those minutes.  
**None raised**

## **5 PUBLIC CONSULTATION**

- a. **To receive and consider any questions from the Public** which may be answered but not debated.  
**None present**

## **6 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES**

- a. **None received**

## **7 TO CONSIDER OTHER PLANNING ISSUES**

- a. **To consider** the letter regarding the Fairfield Mabey Ltd development in Chepstow.  
**Resolved** to write to Monmouthshire County Council asking the purpose of the letter and why is it being sent at this late stage in the planning process.

## **8 TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- a. **P1766/18/FUL** - Whirls End, Beachley Road, Sedbury.  
Variation of Condition 03 (wall materials) rear and side walls to be render instead of grey stone and Condition 02 (approved plans) to allow for alterations to fenestration, removal of chimney including the addition of front lean to porch for plot 2 of planning permission P0454/17/FUL.  
**No objection**
- b. **P0135/18/DISCON** - Land at Whirls End, Beachley Road, Sedbury.  
Discharge of Condition 07 (Land Contamination Assessment and Associated Remedial Strategy) of planning permission P0454/18/FUL.  
**Objection.** The Parish Council has no comment regarding condition 7a & 7b except to say that the applicant would have been wise to consult with FoDDC Planning for advice prior to the investigation. Regarding condition 7c the Parish agrees with the Contamination Officer that this condition has not been met due to the lack of an approved plan to deal with the issues found in 7a & 7b.
- c. **P1981/18/FUL** - Over Dale, Coleford Road, Woodcroft.  
Erection of a first floor extension, x2 dormer windows, car port and replacement conservatory with associated works. Demolition of existing conservatory.  
**No objection**
- d. **P1341/18/FUL** – Meadow End, Netherhope Lane, Tidenham.  
Erection of a first floor extension over existing garden room and first floor extension over utility room with associated works.

## No objection

### 9 **TO NOTE PLANNING DECISION TAKEN BY FODDC & GCC**

#### **The following applications were withdrawn:**

- a. **P1839/18/FUL** - Garden Cottage, Stroat.  
Erection of a two storey extension with associated works.
- b. **P1763/18/FUL** - The Old Nursery/Chancefield, Boughspring Lane, Tidenham.  
Erection of a replacement dwelling and triple garage with associated works. Demolition of existing dwelling and garage.

#### **The following applications were given consent:**

- c. **P1556/18/FUL** - The Old Ferry Inn, Beachley.  
Change of use of existing public house (A4) to business (B1) and storage and distribution (B8) including associated works and demolition of single storey extensions.
- d. **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.
- e. **P1806/18/NONMAT** - Land North of Gloucester Road, Tutshill.  
Non-material amendment to outline planning permission reference P1530/14/OUT to amend details approved under planning condition 27 (affordable housing details) to insert a mortgagee exclusion clause.
- f. **P1781/18/GPDE** - 33 Severn Avenue, Tutshill.  
Erection of a single storey rear extension. (General Permitted Development Extension).
- g. **P1779/18/FUL** - 83 Beachley Road, Sedbury.  
Proposed new dropped kerb and parking area.
- h. **P1713/18/FUL** - Barn at Wall Weir, Miss Graces, Lane Tidenham.  
Variation of Condition 02 (Approved Plans) to allow for the erection of fuel storage facility of planning permission P0575/16/FUL.
- i. **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.
- j. **P1631/18/TPO** - 40 Bigstone Meadow, Tutshill.  
Works to x 2 Horse Chestnut trees covered by G1 of TPO50 at 40 Bigstone Meadow.
- k. **P1976/18/NONMAT** - Land at Ormerod Road, Sedbury.  
Non-material amendment to outline planning permission reference P0815/17/OUT to amend details approved under planning condition 01(detailed plans), 03 (landscaping scheme), 13

(fire hydrants) and 19 (land contamination) to include the words 'other than demolition'.

- l. 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. Demolition of existing garage.
- m. P1807/18/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.

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

- a. P1952/18/LD1** - The Old Nursery, Boughspring Lane, Tidenham Chase.  
Application under Section 191 to establish whether parcel of land used as residential curtilage is lawful.  
**No objection**
- b. P1887/18/FUL** - Yewbury House, Coleford Road, Woodcroft.  
Erection of a first floor extension with associated works.  
**No objection**

## **11 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.**

## **12 TO CONSIDER HIGHWAY ISSUES**

- a. To consider the** email regarding mobility scooter access to Chepstow.  
**Resolved** to pass the issue to GCC Highways.

## **13 TO REPORT ON HIGHWAY ISSUES**

- a. Grit bins.**  
GCC Highways have installed a new grit bin in the vicinity of Wyebank Way.
- b. Junction of A48 and Gloucester Rd.**  
The lack of lighting and the condition of the road surface in the slip road have been reported to GCC Highways and await a response.
- c. Street light at Edmond Rd.**  
GCC Skanska will not take responsibility. The issue will be escalated within GCC.
- d. Dual roundabout resurfacing.**  
Scheduled for Q1 2019. Preparation signs are being erected.

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

- a. Cllr Tullett asked if ownership of the development in the old laundry has been established. The Land Registry entry has not yet been updated and no further information is known.
- b. Cllr Wall reported:
  - i. The Elm Rd street sign is unreadable
  - ii. The Recreation Ground railings are in need of painting
  - iii. Tutshill Memorial Hall car park hedge needs cutting
  - iv. The kerb and railing base of the Recreation Ground are clogged with leaves from Mopla Cottage towards the dual roundabout.
- c. Cllr Gregory reported mud on the road and hedge cuttings left near the entrance to the farm in Beachley Rd.

**15 TO CONFIRM THE DATE OF THE NEXT MEETING**

Next meeting 27<sup>th</sup> February 2019

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