

Minutes of Planning, Development Control & Highways Committee Meeting held on 26th June 2019 at 7.00pm at Tidenham War Memorial Hall.

Present: Councillors: Bollen, Koning, O'Toole, Powell and Tullett
Clerk: Carol Hinton
1 member of the public

1. CHAIRMAN

To elect a Chairman for 2019/2020
Councillor Koning was proposed and elected unanimously

2. VICE-CHAIRMAN

To elect a Vice Chairman for 2019/2020
Councillor Tullett was proposed and elected unanimously

3. ATTENDANCE

- a. **Resolved to receive** apologies for absence from Councillors Drew and Wall
- b. **Resolved to accept** those apologies received with reasons for absence from Councillors Drew and Wall.

4. 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.

5. MINUTES OF PREVIOUS MEETING

- a. **Resolved to approve** as a correct record the minutes of the meeting held on 22nd May 2019.
- b. **To consider** any matters arising from those minutes.
Councillor Tullett wished to add her thanks to Councillor Powell for his time as Chairman of the Committee and for his support and advice.

6. PUBLIC CONSULTATION

To receive and consider any questions from the Public which may be answered but not debated.
There were none

7. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

None

8. TO CONSIDER OTHER PLANNING ISSUES

None

9. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0774/19/FUL** - Severn Bridge Park Homes Former Buttington Works Beachley NP16 7HQ
Change of use of disused industrial site to extend adjacent existing park homes site with 30 residential park homes. Demolition of existing buildings. (Resubmission).
No Objection. The existing entrance is too narrow and causes problems for existing residents – this will be exacerbated by extra traffic and should be addressed. Councillors are concerned that the ecology advice should be adhered to.

b. P0068/19/DISCON - Land Off Beachley Road Sedbury NP16 7DP

Discharge of condition 02 (roofing and external facing materials) relating to P1557/15/APP.

No Objection.

Councillors raised two points to be sent to the Planning Officer:

A document supplied from Barton Willmore dated 2nd October 2015 shows the provision of visitor spaces as 20. The current site plan appears to show a reduction to 13 spaces. Councillors have asked that this be investigated in order to prevent future parking congestion on the development.

The Landscape Management Plan states that the landscape areas will be covered by a landscape contractor on a running contract managed by Barratt Homes Ltd or otherwise agreed with the Local Planning Authority. Councillors wish to emphasise that the Parish Council is not willing to take any financial responsibility for maintenance on the site.

c. P0842/19/FUL - Kinley Barn Bishton Lane Tidenham Chepstow NP16 7LG

Change of use of land to allow for the display and sale of used cars. (Retrospective).

Robert Adams, having registered with the Clerk at the start of the meeting, addressed Councillors about this application and answered questions before leaving the meeting.

No Objection

Clerk to query 'MAJOR' noted under Groundwater Vulnerability.

d. P0863/19/FUL - High Ridge Gloucester Road Tutshill Chepstow NP16 7DH

Erection of double car port with associated works.

No Objection

Councillors noted that the proposed car port breaks the building/street line.

10. TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC

None

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

Resolved to note the following:

a. P0447/19/PJ14PA - Allan Fuller Ltd Edmond Road Sedbury Chepstow NP16 7YE

Prior approval for 66kW solar PV installation on existing building on south west and north east facing roof lines.

No Objection

b. P0682/19/LD1 - 1 Ivy Cottage Sedbury Lane Sedbury Chepstow NP16 7HW

Application under section 191 to establish whether use of land as residential curtilage is lawful.

Councillors felt they were insufficiently experienced to be able to form a decision on a legal matter.

c. P0752/19/LD1 - The Wardens Lodge Tintern Quarry Tidenham Chase Chepstow NP16 7JW

Application under Section 191 to establish whether the use of the ground floor of the Warden's Lodge as a workshop/storage facility and use of the first floor as a dwelling is lawful.

Councillors felt they were insufficiently experienced to be able to form a decision on a legal matter.

12. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

None pending

13. TO CONSIDER HIGHWAY ISSUES

a. Resolved to note Councillors Drew, Koning and Wall, along with the Clerk and Clerk's Assistant, met with Brian Watkins and colleague on Castleford Hill on 6th June. As reported at the full council

meeting the whole of the Hill was walked and the various issues discussed including potholes, debris on road surface, gutter clearance, footpath maintenance and cutting back of vegetation.

Brian has promised to look at all of the issues but, as ever, money constraints will be the deciding factor for any work done. The speed limit on the A48 was also discussed – Brian to come back to Clerk on this.

- b. **Resolved to note** Advance notification of Wye Tour Cycling event. Information to be placed on website and Facebook.

14. TO REPORT ON HIGHWAY ISSUES

- a. **Resolved to note** the poor repair of the large depression on Castleford Hill has been reported to Brian Watkins.
- b. **Resolved to note** reported to Glos CC Highways - zebra crossings in Sedbury Village (on Beachley Rd outside of Wyedean School and by the butchers shop). Each of the poles supporting the flashing beacons have degrees of dirt/mould on them making the stripes undetectable. On inspection the stripes themselves appear to be green and white – Councillors thought that these should be black and white.
The Clerk reported back from Glos CC Highways that a job has been raised for these to be cleaned – they are logged as being black and white.
- c. **Resolved to note** reported to Glos CC Highways - The public bus stop opposite Wyedean School, Beachley Rd, Sedbury, has no flag on it – just the pole. People unfamiliar with the area or bus routes will not know this is a bus stop.
- d. **Resolved to note** reported to Glos CC Highways - There are 2 overgrown patches of grass that have not been cut and are obscuring views of traffic – 1) on the corner of Grahamstown Rd and Beachley Rd and 2) at the top of Tylers Way – both in Sedbury.
- e. **Resolved to note** reported to Glos CC Highways - On the centre island leaving the Sedbury/Beachley Rd roundabout towards Tutshill there are poles leaning at an angle that have been left from what were signs that have been damaged and removed.
- f. **Resolved to note** Woodcroft and Tutshill signs – Assigned to the local Area Highways Representative who has advised that a new Tutshill sign and a replacement for the Woodcroft sign will be arranged.
- g. **Resolved to note** Norse Way carriageway - the Safety Inspector has reported that there is nothing breaching safety criteria, but there are areas of scabbing which will be monitored. Also the Area Highways Representative has advised that the asset management team are aware of the need for future resurfacing.
- h. **Resolved to note** Norse Way footway – Glos CC Safety Inspectors have been out to site and have commented that there are no defects meeting the criteria for repair. Clive Saunders has commented that he has made the asset management team aware of the need for future resurfacing.
- i. **Resolved to note** B4228 kerb debris and overhanging trees from Pen Moel - the Safety Inspector has advised that, following inspection, a job was raised to clear the debris from the edge of the carriageway. A letter will also be sent out to the owner of Pen Moel Cottage requesting a cut back of the vegetation.
- j. **Resolved to note** Overgrown footway between Wyebank Close and Buttington Road - the Safety Inspector has advised that there is a job in the system to cut the hedge back, and this should be programmed very shortly.

15. TO CONSIDER REVISED FORMAT FOR COMMITTEE MEETINGS

Resolved to note report from Clerk. Councillor Koning outlined possible new format. To be discussed at the July meeting.

16. TO RECEIVE COUNCILLORS' LOCAL REPORTS AND MATTERS FOR THE NEXT AGENDA

Councillor Powell – had received a call from Mrs Nicholls regarding the cutting back of vegetation at end of Grahamstown Road and Buttington Road. Clerk has already notified Gloss CC Highways re: Grahamstown Road and the Admin Assistant has chased Two Rivers re: Buttington Road.

Also – Large clods of mud have been left on Wyebank Road – Clerk to report to Barratts Homes.

Also – had emailed the Monitoring Officer reference Complaints Procedure and read out reply. Clerk awaiting email response from the Monitoring Officer. Clerk to forward email sent to Monitoring Officer to Councillor Powell.

Councillor Bollen – the overgrown vegetation – Grahamstown Road – now dangerous as too long to see small child – Clerk to email urgency to Glos CC Highways.

Councillor O'Toole – there are no warnings of the new Wyedean Development on most of the approaches to the Sedbury roundabout – Clerk to notify Barratts Homes.

17. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 24th July 2019

The meeting closed at 20.25hrs