

**Minutes of Planning, Development Control & Highways Committee Meeting held on 28<sup>th</sup> August 2019 at 7.00pm at Tidenham War Memorial Hall.**

**Present:** Councillors: Bollen, Drew, Koning, Powell, Tullett and Wall  
Clerk: Carol Hinton  
District Councillor Nick Evans and 2 members of the public.

**1. ATTENDANCE**

- a. **Resolved to receive** apologies for absence from those councillors unable to attend from Councillor O'Toole.
- b. **Resolved to accept** those apologies received with reasons for absence from Councillor O'Toole.

**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.*

**3. MINUTES OF PREVIOUS MEETING**

- a. **Resolved to approve** as a correct record the minutes of the meeting held on 24<sup>th</sup> July 2019.
- b. **To consider** any matters arising from those minutes.  
**There were none**

**4. PUBLIC CONSULTATION**

**To receive and consider any questions from the Public** which may be answered but not debated.  
**There were no questions from members of the public present**

**5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES**

**None**

**6. TO CONSIDER OTHER PLANNING ISSUES**

- a. **Resolved to note** 5 councillors plus the Clerk have been booked to attend the GAPTC 'Planning applications from the perspective of town and parish councils' training course on 20<sup>th</sup> November 2019 at Highnam.

**7. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- a. **P1111/19/FUL** - West Winds Coleford Road Tutshill Chepstow NP16 7BU  
Erection of a single storey rear extension and porch with associated works.  
**No Objection**
- b. **P0088/19/DISCON** - Land At Ormerod Road Sedbury Chepstow NP16 7EQ  
Discharge of Condition 19 (Land Contamination) relating to planning permission P0815/17/OUT.  
**No Objection - subject to the eight points Karen Toomer has raised as requiring further information being satisfactorily answered.**
- c. **P1197/19/FUL** - 1 Ivy Cottage Sedbury Lane Sedbury Chepstow NP16 7HW  
Erection of a double garage and log store. (Resubmission).  
**No Objection – Councilors expressed concern that this should not be used for future residential use.**

**d. P1190/19/FUL** - Wyedean Academy Beachley Road Sedbury Chepstow NP16 7AA  
Erection of a 1.8m security fence.

**No Objection**

**e. 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). **Additional information submitted.**

**No Objection**

**f. P1266/19/FUL** - Land At Whirls End Beachley Road Sedbury NP16 7EY  
Erection of two detached dwellings with garages and associated works. (Revised scheme)

**No Objection**

**g. P1215/19/OUT** - Land To The Rear Of 1 To 3 Tubular Cottages Beachley Road Tutshill NP16 7ED  
Outline application for the erection of 3 No. 3 bedroom terraced houses. (All matters reserved).  
(Resubmission).

**No Objection**

**h. P1274/19/OUT** - Land North Of Gloucester Road Tutshill Chepstow  
Variation of Conditions 05 (Site levels and sections) and 12 (Landscape scheme) of planning appeal APP/P1615/W/15/3003662 (P1530/14/OUT) to allow for amendments to approved drawings in relation to site levels/sections and the landscaping scheme.

The two members of the public present expressed their concerns about the proposals.

**Objection**

This will change the topography of the site from the agreed development. The amount of excess spoil and its disposal should have been calculated and planned at the time of the original application and the implications of its removal should not be a consideration. Removal of the excess spoil to other local developments could be considered. The height of the proposed hedge is of concern and will alter the agreed look of the site. The height of the proposed tree planting in front of the Grade 11 listed manor house will also alter its look. Councillors were concerned that some local residents had not been notified of this application.

**8. RESOLVED TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC**

**a. P0988/19/FUL** - 10 Arlington Court Sedbury Chepstow NP16 7EZ  
Erection of a single storey front/side extension with associated works.

**Consent**

**b. P0894/19/FUL** - Rose Cottage Beachley Chepstow NP16 7HG  
Erection of a single storey extension to existing annexe accommodation all to be used ancillary to the main dwelling. (retrospective).

**Consent**

**c. P0863/19/FUL** - High Ridge Gloucester Road Tutshill Chepstow NP16 7DH  
Erection of double car port with associated works.

**Consent**

**d. 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).

**Consent**

**e. P0057/19/DISCON** - Land North Of Gloucester Road Tutshill Chepstow  
Discharge of condition 11 (construction method statement), 22 (construction environmental management plan) and 23 (landscape and ecological management plan) of planning appeal decision APP/P1615/W/15/3003662 (P1530/14/OUT) –

**This Application has been withdrawn and no further action will be taken on it.**

**f. P1007/19/FUL** - 4 Coleford Road Tutshill Chepstow NP16 7BN  
Erection of a first floor extension over existing rear and a single storey rear extension to provide additional downstairs living.

**Consent**

**g. P0081/19/DISCON** - Plot 1 At Whirls End Beachley Road Sedbury NP16 7EY  
Discharge of conditions 08 (remediation works), 11 (external lighting scheme), 12 (landscape and ecological management plan) and 15 (surface water drainage) relating to planning permission P0454/17/FUL.

**This application has been withdrawn and no further action will be taken on it.**

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

None

**10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS**

None pending

**11. TO CONSIDER HIGHWAY ISSUES**

- a. **Resolved to note** email from Brian Watkins reference the 50mph speed limit on A48 at Tutshill. Clerk to reply asking for clarification as to what is considered cause for concern, citing fatalities and accidents in the area of the Tutshill Junction over the past couple of years.
- b. **Resolved to note** Chepstow road closures and diversions - September 2019. Clerk to put on website.
- c. **Resolved to receive and note** changes to Stagecoach bus timetables from 1<sup>st</sup> September 2019 affecting Tidenham Parish (reported to Clerk by member of the public). District Councillor Nick Evans is to meet with Stagecoach management after one month of the new timetables being implemented. Councillors asked that the following issues be raised:  
It will not be possible to use a bus to cross from one side of the Parish to the other and residents will be unable to get a bus to the Chepstow Hospital. Also the cost of travel to Gloucester and that Forest of Dean bus passes cannot be used for travel in and out of Chepstow.
- d. **Resolved to note** the footpath between Wyebank Place/Wyebank Close and Buttington Road is very overgrown with brambles and has been reported to Glos CC Highways who have assigned the report to the local Highways Safety Inspector. Councillor Powell asked that Glos CC Highways be asked if this is not the Offa's Mead Academy's responsibility.

The Clerk also notified Councillors of a notice received from Gloucestershire County Council regarding temporary road closures planned in the Parish during the period of 1<sup>st</sup> October 2019 to 31<sup>st</sup> March 2020.

**12. TO REPORT ON HIGHWAY ISSUES**

- a. **Resolved to note** Gareth Birt of Woodcroft Christian Centre has agreed to store bagged salt for the winter. 14 bags of salt ordered – 10 to go to Woodcroft and 4 to S&BVH
- b. **Resolved to note** the hedge obscuring the 20mph sign by Tutshill School has been reported to Glos CC Highways who have raised and assigned a job for this to be cut back as soon as possible. Councillor Wall informed Councillors that this work had not yet been carried out.

**13. SEPTEMBER PLANNING DOCUMENTS**

**To consider** nominated councillor to receive planning documents for September.  
Councillor Wall volunteered to receive planning documents for September.

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

Councillor Powell – expressed concern that the crossing that has been installed on Gloucester Road is not adequate. The lowered tactile kerb is for the ease of crossing the road but not suitable as a safety crossing. Also - asked that a footbridge crossing the A48 be considered to ensure safety for the increased numbers of pedestrians that will be crossing from one side to the other.

Also – The FODDC planning enforcement team had previously opened a case about the change of topography of the Bellway Homes site. Clerk to contact for an update now that outline planning has been applied for.

Also – The re-surfacing of the road in front of Wydean School does not appear to have returned the surface to its original state as promised by the developer. Clerk to report to Glos CC Highways.

Also – asked Clerk to check that visits by parish councillors to sites for which planning applications have been received are allowed/recommended by the FoDDC.

Councillor Bollen – residents of the Two Rivers Social Housing flats on the new Bellway development, Manor Chase, are neither receiving mail nor having their refuse collected for health and safety reasons. Clerk to report to FoDDC Planning.

Councillor Tullett – A 'sold' sign had appeared on land opposite Sedbury Lodge – no other councillors were aware of potential plans for the site.

Councillor Wall – noted that none of the issues discussed with Brian Watkins during the meeting on Castleford Hill had yet been addressed.

**15. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING**

**Next meeting 25<sup>th</sup> September 2019**

**The meeting closed at 20.52hrs**