

Tidenham Parish Council

Planning, Development Control and Highways Committee 2019/2020

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Minutes of Planning, Development Control & Highways Committee Meeting held on 24th July 2019 at +7.00pm at Tidenham War Memorial Hall.

Present: Councillors: Bollen, Drew, Koning, Powell and Wall
Clerk: Carol Hinton

1. ATTENDANCE

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

3. MINUTES OF PREVIOUS MEETING

- a. **Resolved to approve** as a correct record the minutes of the meeting held on 26th June 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 members of the public present

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

Resolved to note information received from FoDDC Planning regarding definition of 'MAJOR' (groundwater vulnerability).

6. TO CONSIDER OTHER PLANNING ISSUES

- a. **Resolved to approve** nomination of Councillors to attend the GAPTC course 'Planning applications from the perspective of town and parish councils' on either 17th September 2019 at Bourton on the Water (Cllr Wall) or 20th November 2019 at Highnam (Cllrs Drew and Koning). Clerk to contact absent Councillors to ascertain if they wish to attend.
- b. **Resolved not to comment** on the Forest of Dean District Council Draft Affordable Housing Supplementary Planning Document.
- c. **Resolved not to Comment** on the main amendments to the Gloucestershire Minerals Local Plan.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

Resolved to comment as follows:

- a. **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).

No Objection – Concerns were raised that although this is stated as an extension to be used ancillary to the main dwelling, a kitchen has been included and the extension appears to have its own front door access separate to the main dwelling.

b. P0988/19/FUL - 10 Arlington Court Sedbury Chepstow NP16 7EZ
Erection of a single storey front/side extension with associated works.
No Objection

c. 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.
No Objection

d. P0896/19/FUL - Highbury Miss Graces Lane Tidenham Chase Chepstow NP16 7JR
Construction of an equestrian manege.
No Objection

e. P1000/19/FUL - Chancefield (formerly The Old Nursery) Boughspring Lane Tidenham Chase Chepstow NP16 7JL
Erection of a replacement dwelling and triple garage with associated works. Demolition of existing dwelling and garage. (Revised scheme).
No Objection

f. 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.
Objection – Discharge of Condition 8 not met. Councillors were concerned that the ground under the proposed building number 2 has not been cleared of asbestos waste which may in future pose contamination issues.

g. P0775/19/FUL - Beachley House Beachley Chepstow NP16 7HG
Erection of 2 No. dwellings and 2 No. garages with associated access, landscaping, parking and works.
No Objection

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

a. 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.
Lawful Development Certificate Issued

b. P0687/19/LBC - The Lodge Sedbury Chepstow NP16 7EY
Listed building consent for the installation of a free standing cast iron log burner and stainless steel flue.(Retrospective).
Consent

c. 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.
Prior Approval Approved

d. 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.
Lawful Development Certificate Issued

- e. **P0423/19/FUL** - Dannel Hill Tidenham Chase Chepstow NP16 7JN
Erection of a tree house with associated works.
Granted Permission

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** Winter Updates email from Glos CC Highways and **to order** 14 bags of Bagged Salt. Chairman to ask Woodcroft Christian Centre if they will hold a stock of 10 bags.
- b. **Resolved to note** -Excess litter on A48 in Parish – reported to FoDDC.
- c. **Resolved to note** the following reported to Glos CC Highways:
 - Caravan parked on road in Wyebank Way causing obstruction
 - Offa's Dyke footpath - overgrown Stourgrove Lane to Netherhope Lane
 - Roadmarker next to Woodcroft bus shelter broken at ground level
- d. **Resolved to note** A466 road closure update from Monmouthshire County Council

12. TO REPORT ON HIGHWAY ISSUES

Resolved to note the following:

- a. **To note** Zebra crossings in Sedbury Village – from Glos CC Highways: Thank you for raising this enquiry. These beacons are in line with the manufacturers specifications and under TSRGD guidelines – which would appear to be black in this instance. Google maps 2017 shows these as black, which would indicate that they are simply dirty. I will raise a job for our contractor to attend and inspect and clean as necessary.
- b. **To note** No flag on bus stop opposite Wyedean School, Beachley Rd – from Glos CC Highways: Enquiry passed to Integrated Transport
- c. **To note** 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 - From Glos CC Highways: Scheduled for cutting 27 June
- d. **To note** broken poles on centre island leaving the Sedbury/Beachley Rd roundabout - from Glos CC Highways: Passed to Local Highways representative
- e. **To note** Woodcroft and Tutshill signs –new sign for Woodcroft has been replaced at the approach from Tutshill instead of from the Coleford approach – reported to Glos CC Highways.
- f. **To note** Castleford Hill - re-occurrence of large depression – from Glos CC Highways: re-assigned to local safety inspection team.

13. REVISED FORMAT FOR COMMITTEE MEETINGS

Resolved to defer consideration until the next meeting of nominated councillor each month to be responsible for receiving and reviewing paper planning documents prior to the meeting and for these documents to be available for Committee members to view 15 minutes before each meeting. Each Committee member to undertake to review documents through FoDDC Planning portal prior to the meeting.

Councillor Wall volunteered to review the paper planning documents for August.

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

Chris Wall – since the meeting on Castleford Hill with Brian Watkins, nothing has been done with regard to the issues raised, particularly the overgrown footpath, overgrown trees, 30mph sign obscured, gutters overgrown and not cleared and the grassed area at the bottom of Mopla Road not having been cut. Clerk to raise these issues again with Brian Watkins.

Also – 20mph School sign on Coleford road obscured again.

Councillor Bollen – bench outside of St John's School has been vandalised.

15. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 28th August 2019

The meeting closed at 20.20hrs