

Minutes of Planning, Development Control & Highways Committee Meeting held on 25th September 2019 at 7.00pm at Tidenham War Memorial Hall.

Present: Councillors: Drew, Koning, O'Toole, Powell and Wall
Parish and District Councillor Maria Edwards
3 members of the public.
Clerk: Carol Hinton

1. ATTENDANCE

- a. **Resolved to receive** apologies for absence from those councillors unable to attend from Councillors Bollen and Tullett.
- b. **Resolved to accept** those apologies received with reasons for absence from Councillors Bollen 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.
None received
Asked by the Chairman, Councillor Powell confirmed he was recording the meeting.

3. MINUTES OF PREVIOUS MEETING

- a. **Resolved to approve** as a correct record the minutes of the meeting held on 28th August 2019.
- b. **To consider** any matters arising from those minutes.
Resolved to note Item 11 c. – Stagecoach new timetabling raised with County Councillor Patrick Molyneux at full council meeting on 18th September 2019.

4. PUBLIC CONSULTATION

To receive and consider any questions from the Public which may be answered but not debated. Two members of the public expressed concern at the leaflet local residents had received from Gladman Developments Ltd about their proposals for a residential development of up to 185 homes on land south of the A48 at Tutshill. Their concerns were about the size of the development, the amount of current building projects currently underway, the proposed use of agricultural land and the loss of countryside.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

None

6. TO CONSIDER OTHER PLANNING ISSUES

- a. **Resolved to note** Clive Reynolds, Development Manager FoDDC Planning Department, has confirmed that from the District Council's point of view there is no reason why Parish Councillors may not visit application sites or speak with applicants. Applicants are not obliged to speak with councillors, nor are they obliged to speak with the planning officers, and councillors should of course not voice an opinion or speculate on the outcome of an application. Planning officers visiting sites are issued with hi-viz jackets for safety on narrow lanes etc. These are inexpensive and could be issued to Parish councillors.

- b. **Resolved to respond to** email from Kim Carpenter-Richards, Joint Waste Team, FoDDC regarding collections at Manor Chase development asking what short term solutions can be offered to residents before the full collection service can be operational. A suggestion was that the residents be issued waste bags that could be collected by a smaller vehicle similar to that used in more remote rural areas. This would at least offer a short term solution and a service which residents paying their council tax would expect.
- c. **Resolved to note** Royal Mail have been asked to explain why mail is not being delivered to Birch Grove and Manor Chase developments. They have promised an email response that will be passed on to councillors once received.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0093/19/DISCON** - Land North Of Gloucester Road Tutshill Chepstow

Discharge of Condition 11 (Construction Method Statement), 22 (CEMP) and 23 (LEMP) relating to planning permission P1530/14/OUT.

Objection

Councillors felt that this application should not be considered at this time. There are details within the Construction Method Statement regarding the orchard for which, at the time of the meeting, outline planning permission has not been approved. Also some of the details seem to be retrospective with numerous anomalies. Councillors expressed concern that the inclusion of the proposed alterations suggest an assumption that approval will be forthcoming.

Bellway Homes own Heritage Statement does not support the change in topography of the orchard, citing that the 'engineered building up of the ground level of the site will be visually at odds with the natural undulations of the surrounding landscape altering the visual flow' and that 'the elevated ground will therefore also elevate any activity on the raised ground including the presence of people using the community orchard'

Dawn Morgan, Flood Risk Engineer, has sought clarification of the reason for raising the orchard land expressing concerns about flood risk at the site.

David Haigh, conservation advisor to the District Council, does not support the change in topography for reasons including those raised by the Parish Council in previous correspondence. He also raises concerns about the suggested benefit for the proposal which neither justifies nor mitigates the identified harm from the proposal.

Parish Councillors are concerned about the environmental impact the removal of the excess spoil will have but do not feel this is a material consideration. However the long term environmental damage the proposals to alter the orchard, which is for the benefit of the whole community, will have is a material consideration that should be taken into account.

- b. **P1329/19/ADV**- Severn Area Rescue Association Slipway Beachley NP16 7HH
Advertisement consent for the erection of a non-illuminated sign.

No Objection

- c. **P1312/19/FUL** - Little Orchard Penmoel Lane Woodcroft Chepstow NP16 7LG

Variation of conditions 02 (approved plans) and condition 05 (windows) of planning permission P0871/15/FUL to allow for all first floor rear windows to be restricted opening, for the bedroom and wardrobe windows to be clear glazing and to allow for the hedge height to be maintained at 2.4m

No Objection

- d. **P1236/19/FUL** - Land Between 12 And 10A Loop Road Beachley NP16 7HE

Variation of condition 02 (approved plans) and 04 (development in accordance to approved plans) to allow for changes to external appearance and for the construction of a garden shed and greenhouse.

No Objection

e. P1382/19/TPO - 9 Sedbury Chase Tutshill Chepstow NP16 7JX

Works to Sycamore tree T7 of TPO50 to reduce branches back from the house at 9 Sedbury Close to provide 3 m. clearance between the house and tree and reduce branches on the garage side of the tree by a maximum of 4 m.

No Objection

f. P1272/19/FUL - Astolat Lancaut Lane Woodcroft Chepstow NP16 7JB

Two storey side extensions and rear dormer window extension. (Resubmission).

No Objection

g. P1444/19/FUL - 7 Inner Loop Road Beachley Chepstow NP16 7HF

Erection of a single storey rear extension with associated works.

No Objection

h. P1439/19/FUL - 56 Beachley Road Sedbury Chepstow NP16 7AA

Erection of a two storey extension with associated works.

No Objection

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

a. 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).

Consent

b. P1336/19/TPO - Woodpecker Coleford Road Tutshill Chepstow NP16 7BU

Works to Ash Tree T4 TPO66 in accordance with the submitted details.

Consent

c. P1197/19/FUL - 1 Ivy Cottage Sedbury Lane Sedbury Chepstow NP16 7HW

Erection of a double garage and log store. (Resubmission).

Consent

d. P1111/19/FUL - West Winds Coleford Road Tutshill Chepstow NP16 7BU

Erection of a single storey rear extension and porch with associated works.

Consent

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

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

Consent

f. P1234/19/GPDE - 40 Grahamstown Road Sedbury Chepstow NP16 7AD

Erection of a single storey rear extension. (General Permitted Development Extension).

GPD Extension Approved

9. RESOLVED TO NOTE PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS (s101)

P1336/19/TPO - Woodpecker Coleford Road Tutshill Chepstow NP16 7BU

Works to Ash Tree T4 TPO66 in accordance with the submitted details.

No Objection

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. Article to be included in the Newsletter asking for details of near misses at the Junction with Gloucester Road.

12. TO REPORT ON HIGHWAY ISSUES

- a. **Resolved to note** overgrown Hedges / brambles in Rosemary Lane and adjacent lanes have been reported to Glos CC Highways. Brian Watkins will be contacting local landowners for them to cut them back.
- b. **Resolved to note** email to Glos CC Highways from member of the public.
- c. **Resolved to note** following report to Glos CC regarding overgrown nettles and undergrowth at the road/foot way between the mini-roundabout on the Beachley Road at the junction with Sedbury Lane, towards Chepstow, known locally as 'The Old Hill' (also the exit road from St John's School) the following response was received:
An Inspection has been carried out and no defect(s), in line with the Gloucestershire County Council Highways Safety Inspection Policy were identified.
We carry out regular inspections of the adopted highway network in line with the policy referred to above and any defects meeting the criteria will be acted upon.
- d. **Resolved to note** Glos CC Highways are looking into the possible ownership, and responsibility for clearing, the overgrown footpath between Wyebank Place/ Close and Buttington Road by Offa's Mead Academy.
- e. **Resolved to note** response from Glos CC Highways reference damaged poles/signs adjacent to the Beachley Road roundabout having been notified of further damage:
This island of signs was involved in a road traffic accident way back in March. I can confirm that Skanska have works planned to replace the bollard and any lit signs.
I do apologise for the long delay.
- f. **Resolved to note** issues raised in August regarding pedestrian crossing in Gloucester Road, potential footbridge across A48 and Beachley Road re-surfacing by Barratts have been forwarded to Brian Watkins who has confirmed they have been passed for comment or proposed actions to his colleagues in Highways Development Management as they relate to new developments.

Councillors expressed concern that there are still reported issues outstanding that are now outside the stated 6 month target for them to be dealt with.

Clerk to request update on all outstanding issues.

The Clerk informed Councillors of further correspondence received as follows:

Response from Stagecoach to FoDDC

Email from member of the public regarding travel difficulties during the period of road closures in Chepstow. Clerk to contact Monmouthshire Highways about the sequencing of the traffic lights outside of Tesco, Chepstow.

Forthcoming planned road closures affecting the Parish.

Copy of an email complaint to Barratt homes regarding the damage to Wyebank Road.

13. OCTOBER PLANNING DOCUMENTS

To consider nominated councillor to receive planning documents for October.

Councillor Wall volunteered to receive planning documents for October.

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

Councillors Wall and O'Toole – expressed concern that none of the work identified on Castleford Hill has been completed, nor has there been a response from Brian Watkins. The footpath cannot now be used by a mobility scooter and cannot be walked on safely. There was some discussion on the responsibility for cutting back of the trees overhanging the hill from the nursing home. Clerk to contact Glos CC Highways again. Councillor Powell – contractors have again been parking outside of the designated compound in Wyebank Road on Parish Council land. Clerk has contacted Barratts about this. Also there has been a dangerous amount of mud on the roads surrounding the entrance to the new Barratts development, some of it extending down the A48 towards Chepstow. The road sweeper being used is ineffective. The Clerk has contacted Barratts about this.

15. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 23rd October 2019

The meeting closed at 20.30hrs

DRAFT