

Tidenham Parish Council

Minutes of a Planning, Development Control & Highways Committee Meeting held on 22nd April 2015 at 7.00pm at Tidenham War Memorial Hall

Present:

Councillors: Mr G Birt (Chairman)
Mr B Bowshall, Mr R Birch, Miss S Gregory & Mrs S Bollen

Administrator: Mr K Duffin (Minutes)
Cllr G Kirkpatrick as a member of the public

1. ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
Apology received from Cllr F Bowie.
- b. **To consider for acceptance** those apologies received with reasons for absence.
Resolved to accept apology from Cllr F Bowie.

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.
No declarations received.

3. MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 25th March 2015.
Resolved to approve the minutes of 25th March 2015 and duly signed.
- b. **To consider any questions** arising from those minutes.
None raised.

4. PUBLIC CONSULTATION

- a. Cllr Kirkpatrick informed the committee that planning application P0444/15/FUL (item 7b on this agenda) is being withdrawn by the District Council as a void application. The application received was for an incumbent house-owner whereas the house is neither occupied nor sold as yet. A new application will have to be submitted.
- b. Cllr Kirkpatrick reported that the foul smell emanating from the Castleford House grounds remains and that there are also signs of effluence visible from Castleford Hill footpath.
See item 12 of this minute.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **Resolved to note** the letter received regarding the closure of a public footpath near Philpot's Court.

6. TO CONSIDER OTHER PLANNING ISSUES

- a. **Resolved to note** the invite to comment on the Allocations Plan Publication Version which was formally published on Wednesday 25th March 2015. All comments must be received by 12 noon on Wednesday 20th May 2015. No comments were put raised at the meeting.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0441/15/FUL** - 10 Castle View Tutshill Chepstow NP16 7EA.

Proposed garage and store with annex above.

Objection. The Parish Council objects to this application on the grounds that it is a '*back garden*' development and that it is out of keeping with the local ambience. Furthermore, should the application be successful there should be a condition preventing the extension from being sold or let as a separate unit.

- b. **P0444/15/FUL** - Land Adjacent To Springfield Bigstone Grove Tutshill Chepstow NP16 7EN
Retrospective window to first floor front elevation.

Objection. The Parish Council objects to this application on the grounds that the window in question overlooks two neighbouring properties resulting in a loss of privacy and amenity. The application states that the window is required as a fire escape and would be obscured glass. However, as a fire escape the window would have to be able to open at least 90 degrees so it would still constitute a loss of privacy.

See item 4a of these minutes. The committee will carry on and comment on the existing application (which is still logged on the planning website) and consider the new application when it arises. NOTE that the application was removed 22nd April and it was not possible to comment. The council objections will be kept until a resubmission is made.

8. TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

The following planning applications have been granted permission:

- a. **P0083/15/FUL** - Little Orchard Bishton Lane Tidenham Chepstow NP16 7LG.

Alterations and raising of ridge height on existing bungalow to form first floor living accommodation.

Permission granted.

- b. **DFTPO0205** – Tree Preservation Order at Orchard Lea, Woodcroft.

Confirmed by the Council unopposed.

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

- a. **None**

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **AP0004/15/REF** - 126 Houses north of Gloucester Rd.

The appeal was lodged and validated on 17th Feb 2015. No timescales posted.

- b. **AP0012/15/REF** – The Rising Sun, Coleford Road, Woodcroft.

Change of Use of The Rising Sun Public House to 2x Residential Dwellings.

The appeal was lodged and validated on 27th Mar 2015. No timescales posted.

- c. **AP0014/15/REF** – Hanley Farm Shop near Stroat.
Retention of three non-illuminated advance direction signs.
The appeal was lodged and validated on 31st Mar 2015. No timescales posted.
- d. **APxxxx/15/REF** – Hillcot, Mopla Road, Tutshill, Chepstow.
Variation of condition 12 (no additional windows).
FODDC sent a notification letter that the appeal has been lodged but it is not yet entered into the FODDC Planning Portal.

11. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. None

12. TO REPORT ON HIGHWAY ISSUES

- a. **Noted that the** planned closure of the A466 between Redbrook and Bigsweir scheduled to start Monday 13th April has been cancelled. The related Stowe – Mork Rd work is over-running; contractors have applied for an extension of the closure until 24 April.
- b. The illuminated speed sign in Woodcroft is now working.
- c. The Administrator presented the list of ongoing highways issues.
- d. It's noted that the foul smell from Castleford House continues. This has been reported to Environmental Control. There are currently two planning applications submitted for a new building and an extension in the grounds of Castleford House and the accompanying sanitation report states that the current sewerage plant is both inadequate and misused.
The Administrator will bring this to the attention of Environmental Control

13. TO RECEIVE COUNCILLOR'S LOCAL REPORTS AND MATTERS FOR THE NEXT AGENDA

- a. Cllr Bollen reported that obscene graffiti on the steps and bridge by the A48 will be removed by the Street Wardens.
- b. Cllr Bollen reported that recent pothole repairs near Wyedean School are starting to break up.
The Administrator will inspect and report to Highways

14. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. **Next meeting 27th May 2015**

There being no further business the meeting closed at 8.25 pm