

Tidenham Parish Council

Planning, Development Control and Highways Committee 2015/2016

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Planning, Development Control & Highways Committee Meeting held on 26th August 2015 at 7.00pm at Tidenham War Memorial Hall.

Present:

Cllr Bowie (Chair)

Cllr R Birch, Cllr S Gregory, Cllr S Bollen, Cllr J Powell, Cllr Ford

Mrs C Hinton - Clerk (Minutes)

Mr R O'Toole

1. APOLOGIES

- a. **To receive** apologies for absence from those councillors unable to attend.

None received.

Councillor O'Toole was welcomed as a non-voting member and his appointment to the Committee to be confirmed and recorded at the next full council meeting.

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

3. MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 29th July 2015.

Resolved to accept the minutes as a true record.

- b. **To consider** matters arising from those minutes.

Resolved to note there were no matters raised

4. PUBLIC CONSULTATION

- a. **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 DISCUSSION BETWEEN CLLR FORD AND MR EDWARDS

Councillor Ford had received a telephone call from Mr Lyndon Edwards of Severndale Farm expressing disappointment that in May the Committee had objected to the Planning Application P0365/15/FUL for a wind turbine, although an offer of benefit to the community had been made. The Committee had declined to comment on another application on the basis that community benefit would be derived.

Resolved to note – no action required

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6. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To consider** email received from Jayne Smailes (Lydney Town Council C.E.O.) regarding Community Benefit from Solar Farm installations on the Forest of Dean.
Resolved to note
- b. **To consider** the email from The Licensing Officer regarding the Forest of Dean licensing policy.
Resolved to note
- c. **To consider** the email from the Woolaston Residents Group to MP Mark Harper concerning the approved application for a wind turbine at Severndale Farm.
Resolved to note
- d. **To consider** the email from the Tutshill and Tidenham Action Group regarding the Public Enquiry into the 'Gladman 126 Houses' appeal .
Resolved to note

7. TO CONSIDER OTHER PLANNING ISSUES

- a. **To consider** the application for a Premises License from Chase Hampers.
Note this has been sent to TPC for information only with an option to comment.
Resolved to note

8. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P1170/15/FUL** - 26 Bigstone Meadow Tutshill Chepstow NP16 7JU
Demolition of existing single storey rear extension. Construction of a larger single storey rear extension.
Conversion of garage roof stage into open plan studio
Consultation cut-off date 27/08/2015 extended until 01/09/2015
Resolved no objection

9. TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

Noted that the following applications were granted permission:

- a. **P0365/15/FUL** - Severndale Farm Tidenham Chepstow NP16 7LL
Change of use of agricultural land to wind turbine and installation of a wind turbine to generate renewable energy, including grid connection and ancillary works
- b. **P0696/15/FUL** - The Haven Miss Graces Lane Tidenham Chase Chepstow NP16 7JR
Erection of a replacement dwelling
- c. **P1206/15/TPO** - Orchard Lea Bishton Lane Tidenham Chepstow NP16 7LG
Removal of x 3 low branches from x 1 Sycamore tree covered by G2 of TPO205 as specified in the application
- d. **P0884/15/FUL** - 3 Castleford Gardens Tutshill Chepstow NP16 7LF
Erection of a two storey extension to existing dwelling. Removal of existing wooden garden shed
- e. **P0871/15/FUL** - Little Orchard Penmoel Lane Woodcroft Chepstow NP16 7LG
Revised scheme of P0083/15/FUL for (alterations, and raising of ridge height on existing bungalow to form first floor living accommodation) to include a small, fixed shut and obscure glazed window to first floor bedroom (2) on the proposed West elevation

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- f. **P0578/15/FUL** - Tump Farm Sedbury Lane Sedbury Chepstow NP16 7HN The installation of a 5 MW Solar Park PV complete with inverters, CCTV, security fencing, soft landscaping, access and all ancillary works

Note – contact to be made with developer reference Agreement for community funds and original email to be recirculated.

- g. **P0441/15/FUL** - 10 Castle View Tutshill Chepstow NP16 7EA
Proposed garage and store with annex accommodation above
- h. **P1905/14/FUL** - Wyntourlea Woodcroft Chepstow Monmouth NP16 7HY
Proposed single and two storey extension with internal alterations and replacement flat roof to pitched roof over garage

Noted that the following application was issued with an LD2 certificate:

- i. **P1130/15/LD2** - 3 Woodcroft Close Woodcroft Chepstow NP16 7HX
Application under section 192 for erection of an orangery at the rear of existing dwelling

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

The following applications were considered after the Planning meeting of 29th July 2015.

- a. **P1069/15/FUL** - Teviotdene Beachley Road Tutshill Chepstow NP16 7EG
Removal of existing conservatory to provide space for new single garage, utility room, dining room and extension to kitchen
Noted no Objection

11. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **AP0004/15/REF - 126 Houses north of Gloucester Rd**
The appeal will be heard by public enquiry on 19th -21st & 25th – 28th August 2015
- 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 heard at an informal hearing and the Planning Inspector's decision is pending
- c. **AP0014/15/REF – Hanley Farm Shop near Stroat**
Retention of three non-illuminated advance direction signs
Appeal allowed. Permission granted
- d. **AP0016/15/REF – Hillcot, Mopla Road, Tutshill, Chepstow.**
Variation of condition 12 (No additional windows)
The appeal has been heard by written representation and Planning Inspector's decision is pending
- e. **EN/0175/15** - 18 Inner Loop Road Beachley Chepstow NP16 7HF
Erection of a replacement dwelling. Subject to an enforcement investigation

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12. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** the email from Mr Williamson regarding the grass verges in Netherhope lane and Tidenham Lane
Resolved to forward email to Brian Watkins for response direct to Mr Williamson
- b. **To consider** the emails from Gloucestershire Constabulary regarding speed checks in the Parish
Resolved to i) ask for more up to date information from Glos Constabulary ii) write to Beachley Barracks with copies of the speeding results asking for personnel and families to be informed iii) write to Highways asking for illuminated flash speed signs to be installed within the Parish
- c. **To consider** the letter received from Gloucestershire County Council regarding lighting at Bigstone Meadow
Resolved to note

13. TO REPORT ON HIGHWAY ISSUES

- a. Admin Assistant's report noted and in future to be entitled Admin Assistant's Report.

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

- a. Councillor Birch reported on the advertised road closures in Tutshill. The closures are happening at the same time as the Wye bridge closure and vehicles may be towed if non compliance.
- b. Councillor Powell commented that last winter some bus routes had not been gritted. Admin Assistant to write Gloss CC Road Safety Unit to ensure gritting of current bus routes is carried out during the next winter.
- c. Cllr Gregory reported that she has still to hear from Patrick Molyneux following her letter regarding the accident at Beachley Point. She has now contacted Amey with a copy of the original letter to Mr Molyneux.

15. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. **Next** meeting 23rd September 2015.

There being no further business the meeting closed at 8.20pm