

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 23rd March 2016 at 7.00pm at Tidenham War Memorial Hall.

Present:

Cllr J Powell (Chair), Cllr S Bollen, Cllr R Birch. Cllr Gregory, Cllr O'Toole.
Kevin Duffin – Administrative Assistant (Minutes)

1. ATTENDANCE

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

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.
- b. **None received**

3. MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 23rd February 2016.
Resolved to correct a date error in item 11a, include data missing from item 12a and then to accept the minutes as a true record.
- b. **To consider** any matters arising from those minutes.
None raised.

4. PUBLIC CONSULTATION

- a. **To receive and consider any questions from the Public**, which may be answered but not debated.
No members of the public present.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To consider** the email from the FODDC Enforcement Officer regarding Rock Cottage.
Resolved to note.
- b. **To consider** the email from the Department for Communities & Local Government (via FODDC) outlining financial support for neighbourhood planning.
Resolved to write to the Chief Planning Officer of FODDC (to whom the email was addressed) to ask how this scheme might benefit parishes in the Forest of Dean district.
- c. **To consider** the email from Minster Parish Council regarding the petition to allow parish councils the right to appeal planning decisions.
- d. **Resolved** to agree in principle with the petition but take no collective action.

6. **TO CONSIDER OTHER PLANNING ISSUES**

- a. None.

7. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- a. **P0023/16/FUL** – 42, The Martins, Tutshill.

Conversion of an integral garage to form a kitchen. Construction of an additional parking space.

Not considered. Although an extension to the consultee date had been approved the case had already been decided.

- b. **P0207/16/DEM** - Best One Convenience Store Beachley Road Tutshill.

Demolition of single storey warehouse/shed to the rear of Best One Convenience Store.

No objection

- c. **P0122/16/FUL** – Astolat, Lancaut Lane, Woodcroft.

Two storey side extensions and rear dormer window extensions.

No objection

- d. **P1911/15/OUT** - Land At Gloucester Road Tutshill.

Outline application for the erection of 45 dwellings with ancillary works.

Objection. The Parish Councils original comments stand. i.e.

“Please note that the Parish Council opposes this application. The approved applications to build 110 houses on land by Wyedean School and 95 houses on land north of Gloucester Road more than meets the requirements of the allocation plan so further development is not required at this time. The increased vehicle traffic generated from an extra 95 and 45 houses will put a strain on the junction of Gloucester Road and the A48, which is already an accident hot spot. Furthermore the infrastructure is not adequate to support the 205 houses already approved. An extra 45 will exacerbate the problem.”

Furthermore, the email from Richard Brock on 26th February trying to dictate an offset to any S106 contribution against the reduction of dwellings from 126 to 95 on the nearby Gladman development should be totally discarded. Should the application be approved any S106 contribution should be decided on the affect the 45 houses will have on top of houses already approved.

- e. **P0228/16/COU** - Unit 3 Beachley Road Sedbury.

Change of use from restaurant/cafe (A3) to a hot food takeaway (A5).

Objection. The Parish Council objects to this application.

- i. This type of establishment is out of keeping with the location. The existing café, which was only recently approved, causes cooking smells to permeate through at least one of the neighbouring premises. The drains have been blocked twice since the present café has been operating.

- ii. The application refers to 'ample parking'. However, there are yellow lines to the front of the property and a maximum of 15 spaces in the rear car park which is shared between the doctor's surgery (which is expanding), the pharmacy, two retail outlets and acts as overflow parking for the Spar shop. Additionally this car park is closed after 7pm and at weekends.
- iii. The application states trading hours will be 3pm till 11pm seven days per week. This will attract a lot of late night activity in front of the shops, much of it congregating there. There is also evidence that the business, in its present location in the pub grounds, stays open after 11pm if the pub stays open. We feel this practice is likely to continue.
- iv. The present location of the business (in the pub car park) is much more suitable in that it's close to much of its customer base and there is adequate parking for passing trade. Also, any late night disruption to the local area is kept to a minimum.

Note that Cllr Bollen abstained from the vote.

8. TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

a. P0051/16/FUL - Former Post Office Beachley Road Sedbury.

Alterations and change of use of redundant post office into additional doctors practice in association with Town Gate Practice.

Allowed.

b. P0023/16/FUL - 42 The Martins Tutshill.

Conversion of integral garage to form kitchen. Construction of an additional parking space.

Allowed.

c. P1883/15/FUL - The Village Inn Beachley Road Sedbury

Erection of two dormer bungalows.

Refused.

d. P0496/15/FUL - Castleford House Castleford Hill Tutshill

Proposed residential care unit.

Allowed. Note that the committee requested that the Administrative Assistant writes to FODDC to ensure that the sewerage system is upgraded before the new accommodation is added.

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

- a. None.

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. None.

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11. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To Consider** the letter received from a resident regarding the state of roads in the parish.
Resolved that the Administrative Assistant will pass on the letter to GCC Highways department.
- b. **To Consider** the email received from a resident via Cllr Powell regarding the state of roads in the parish.
Resolved that the Administrative Assistant will pass on the letter to GCC Highways department.
- c. **To Consider** the email received from Cllr Gregory regarding the state of roads in Beachley.
Resolved that the Administrative Assistant will pass on the information to GCC Highways department.

12. TO REPORT ON HIGHWAY ISSUES

- a. **To report** on the status of the MoD bus shelter near the Old Ferry Inn.
The Administrative Assistant has been in contact with the MoD who initially thought that ownership of the bus shelter had been passed to GCC. Further investigation showed that the shelter, and the other two in the vicinity, are indeed owned by the MoD and they will take action to repair the one near the Ferry Inn.
- b. **To report** on speeding in Beachley Road.
Cllr Powell asked the Administrative assistant to check with the Clerk whether the second letter was sent to GCC as their reply seems to be aimed at the first letter only. The committee considers a site meeting with interested parties would be more productive.
- c. **To report** on the road sign in Beachley Rd.
The road sign in Beachley Rd near the dual mini-roundabouts is covered by tree growth from the St John's School grounds. The Administrative Assistant has reported the issue to them and they will take necessary action.

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

- a. **Cllr Bollen** reports that after a recent rain storm the road outside the butcher's shop in Beachley Rd was flooded.
The Administrative Assistant will report to Welsh Water.
- b. **Cllr O'Tool** reports that the road as you exit from the old Wye Bridge approaching Castleford Hill is often flooded.
The Administrative Assistant will report to Welsh Water.
- c. **Cllr Gregory** reports that there are still many road works signs at the old Wye Bridge.
The Administrative Assistant will report to Monmouthshire County Council Highways Dept.
- d. **Cllr Gregory** reported that the overgrown hedge in Loop Road which has been the subject of many requests to GCC Highways to take action, has now been cut by a disgruntled resident.
The Administrative Assistant will inform Highways.

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- e. **Cllr Birch** requests that the Administrative Assistant speaks to FODDC regarding the slipway at Beachley to find out:
- i. Have there been any offers to purchase the slipway?
 - ii. Is the slipway insured?
 - iii. What's the value of the slipway?
 - iv. What's the current state of repair?
 - v. Does the District Council own the land opposite the slipway where the rescue station is located?

14. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. Next meeting 27th April 2016

There being no further business the meeting closed at 8.37pm