

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 25th May 2016 at 7.00pm at Tidenham War Memorial Hall.

Present:

Cllr J Powell (Chair), Cllr S Bollen, Cllr Birch, Cllr S Ford, Cllr Gregory, Cllr O'Toole.
Kevin Duffin – Administrative Assistant (Minutes)
One member of the public.

1. ELECTION OF CHAIRMAN

- a. **To elect** the committee chairman for 2016/17
- b. Cllr Powell was proposed and duly elected unopposed.

2. ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
Full committee present.
- b. **To consider for acceptance** those apologies received with reasons for absence.
N/A.

3. 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.

4. MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 27th April 2016 (not 23rd March 2016 as stated in error).
Resolved to correct an error in item 11d and accept as a true record.
- b. **To consider** any matters arising from those minutes.
None raised.

5. PUBLIC CONSULTATION

- a. **To receive and consider any questions from the Public**, which may be answered but not debated.
The member of the public present stated that in response to a solicitors search request GCC and/or FoDDC cited the possibility of a bypass road linking the A48, via Sedbury Lane, to Bulwark; a scheme which was discussed, but never adopted, more than 20 years ago. He asked whether such information should be included in a solicitor's search request.
Cllr Birch advised that the original requester should query whether the information is valid through district and county councillors.
The Administrative Assistant was asked to contact FoDDC and GCC to find out if this information was on file to be released as part of a search request.

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6. **TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES**

- a. To consider the email regarding Planning Review Recommendations.
Resolved to note.
- b. To consider the email regarding the Site Inspection Panel.
Resolved to note.

7. **TO CONSIDER OTHER PLANNING ISSUES**

- a. None.

8. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- a. **P0545/16/OUT** - Whirls End, Beachley Road, Sedbury.
Outline application for erection of two dwellings with ancillary works.
Resolved – no objection
- b. **P0551/16/PLANOB** - Land off Beachley Road, Sedbury.
Modifications to planning obligation dated 12th September 2014 pursuant to outline planning permission at Land at Beachley Road, Sedbury - Appeal decision P1792/13/OUT.
Resolved to object. After detailed consideration Tidenham Parish Council opposes this application to reduce the previously agreed number of affordable houses from 44 (40% of total). This figure of 44 affordable homes was promoted by the developer as part of their appeal against the refusal of planning permission and was a material consideration in the Planning Inspector's support of the appeal. There is a demand for affordable homes in the area and as such this application should be determined by committee and not be a delegated decision.
- c. **P0575/16/FUL** - Land at Wall Weir, Tidenham Chase.
Erection of an agricultural barn.
Resolved – no objection
- d. **P0177/16/OUT** - Pennsylvania Farm, Sedbury.
Outline application for the erection of a two storey detached dwelling.
Resolved – no objection

9. **TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC**

- a. **P0429/16/FUL** - Underwood Rosemary Lane Stroat
Part retrospective variation of condition (02) to allow for change in roof covering, removal of condition (05) and variation of condition (06) on planning permission P1064/15/FUL to allow for minor material changes consisting of a revised ecology Mitigation Plan.
Granted Permission
- b. **P0412/16/GPDE** – 27, Severn Avenue, Tutshill.
Conservatory to the rear elevation (General Permitted Development Extension).
GPD Extension Approved

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- c. **P0345/16/FUL** - The Paddocks, Coleford Road, Tidenham Chase.
Two storey extension, double garage and porch to existing dwelling.
Granted Permission
- d. **P0228/16/COU** - Unit 3, Beachley Road, Sedbury.
Change of use from restaurant/cafe (A3) to a hot food takeaway (A5).
Granted Permission
- e. **P1747/15/FUL** - Prospect House, Gloucester Road, Tutshill.
Proposed two storey rear extension and creation of off road parking.
Granted Permission
- f. **P0376/16/FUL** - 4 Woodcroft Close Woodcroft.
Proposed conversion of garage to form hobby room/study.
Granted Permission

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

- a. **P0511/16/FUL** – 5, Wyebank Road, Tutshill.
Proposed single storey extension at rear of dwelling.
No objection

11. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. None.

12. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** the road closure notice for the A48 at Bullo.
Resolved to note.
- b. **To consider** the road closure notice for the A48 at Newnham.
Resolved to note.
- c. **To consider** the Emergency road closure notice for Hanley Lane.
Resolved to note.
- d. **To consider** the email regarding the slipway at Beachley.
Resolved to note.
- e. **To consider** the email regarding Winter Maintenance.
Resolved that the Administrative Assistant return the survey forms and order 20 bags of road salt.
- f. **To consider** the email regarding road safety events.
Resolved to note.

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- g. To consider** the email from the FoD Community Advisor regarding a Neighbourhood Plan.
Resolved that the Administrative Assistant invite the Community Advisor to the next planning committee meeting to present “The Pros and Cons of a Neighbourhood Plan”.

13. TO REPORT ON HIGHWAY ISSUES

- a.** GCC Highways Dept responded that the grass verge by 20 Tyler’s Way is scheduled for two cuts this year. The first being w/b 31st May.
- b.** The un-safe bus shelter at Beachley (near the Ferry Inn) has been fenced off by the MoD.
Cllr Gregory asked what the MoD intended to do with it as house-martins were nesting there at this time of the year.
The Administrative Assistant will contact the MoD to advise them of the nesting birds and ask what their intentions are for the structure.
- c.** The A48 at Stroat re-opened after an extended deadline due to their working hours being curtailed to those which had been sanctioned. The new deadline over-ran by two days to complete white lining and stud work.
- d.** Follow up email to GCC re performance of Amey sent after last meeting. No response.
- e.** Flooding outside the butcher’s shop in Beachley Rd.
Amey have inspected site and agree that additional drainage is required.
They will carry out a drainage survey to see where they can discharge the water to.
- f.** Draft letter to GCC regarding the state of roads in the parish (action from last meeting) not yet approved.
Cllrs Ford and Powell will check and respond.

14. TO RECEIVE COUNCILLOR’S LOCAL REPORTS AND MATTERS FOR THE NEXT AGENDA

- a.** Cllr Ford made the following comments:
- i.** There is an unconfirmed report that GCC has agreed to install ‘build-outs’ for traffic calming near Beachley MoD camp.
 - ii.** GCC Highways have agreed to install a double sided road sign at the junction of Beachley Rd and King Alfreds Rd pointing to Sedbury & Beachley Village Hall.
 - iii.** The PCSO advises that a request for a litter bin at the Tutshill end of Sedbury Lane has been submitted but it’s not a good idea and should not proceed.
- b.** Cllr Gregory reported that the grass verges in Loop Rd have been cut badly. The edges are already 1ft tall. The grass at the corner of Loop Rd and Inner Loop Rd is now around 3ft tall and reduces visibility for road users. She has been told by GCC that this is a amenities area – but it is not! Residents sometimes cut the verges outside their own houses so when Amey see this they ignore the rest of the verge.
The Administrative Assistant will write to GCC Highways Dept.

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- c. Cllr Powell reported a pothole in Beachley Rd between Wyebank Avenue and the pedestrian access to Wyebank Drive. The hole has appeared where a gulley or grating had previously been tarmacked over and has now collapsed.
The Administrative Assistant will report to Highways.

15. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. **Next meeting 22nd June 2016**

There being no further business the meeting closed at 8.50pm