

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 27th July 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 Duff.
Kevin Duffin – Administrative Assistant (Minutes)

1. ATTENDANCE

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

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 22nd June 2016.
Resolved to accept the minutes as a true record.
- b. **To consider** any matters arising from those minutes.
None raised.

4. PUBLIC CONSULTATION

No members of the public were present.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **None**

6. TO CONSIDER OTHER PLANNING ISSUES

- a. **None.**

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7. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

a. **P0870/16/FUL** - Park Lodge Tidenham Chase.

Erection of a triple garage with store above.

No objection.

b. **P0046/16/DISCON** - Unit 3 Beachley Road Sedbury.

Discharge of conditions (06) scheme for extraction of fumes and (07) scheme for on-site refuse storage relating to planning permission P0228/16/COU for the change of use of a cafe to a hot food takeaway.

Objection Remains. Regarding the discharge of conditions 6 & 7 the Parish Council takes the view that the documentation supplied is confusing and not informative enough. Therefore, the comments posted on 24th June remains the view of the council until adequate documentation and discharge solutions are presented.

c. **P0723/16/FUL** - Land adjacent to Hanley Court, Stroat.

Proposed golf driving range and associated works.

Objection. Following the decision to remove floodlighting from the application the Parish Council still objects to the application on the following grounds:

- i. There are concerns that the range is not long enough and stray balls could reach nearby houses and footpaths constituting a danger to the public.
- ii. There are concerns about the availability of parking in the area.
- iii. The committee considers the proposal to be out of keeping with what is a rural area.

d. **P0989/16/FUL** - The National Diving and Activity Centre, Tidenham.

Erection of a replacement toilet block/shower/laundry store and demolition of the existing.

No objection.

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8. TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

a. P0697/16/LD2 - 56 Wyebank Road Tutshill.

Application under section 192 for creation of off road parking and lowering of kerb.

Refused permission

b. P0654/16/GPDE - 26 Bigstone Meadow, Tutshill.

Single storey rear extension - (General Permitted Development Extension).

GPD Extension approved

c. P0575/16/FUL - Land At Wall Weir, Tidenham Chase.

Erection of an agricultural barn.

Refused permission

d. P0511/16/FUL - 5 Wyebank Road, Tutshill.

Proposed single storey extension at rear of dwelling.

Granted permission

e. P0095/15/DISCON - Land at Beachley Road, Sedbury.

Discharge of conditions (08) Construction Method Statement, (10) Ecological Construction Method Statement, (11) Ecological Management Plan and (12) Biodiversity Enhancement Scheme relating to appeal decision APP/P1615/A/14/2220590 (P1792/13/OUT for up to 110 dwellings and associated works.

Granted permission

Cllr Powell commented that the documentation referred to site delivery times which covered the whole working day and excluded Saturdays but included Sundays. This is probably a typing error but the authority should be notified. Councillor Ford commented that the times should be 09.30-15.00 (excluding Sunday) so as not to clash with school start and finish times. The Planning Officer's report also stated that the comments from the Parish Council refer mainly to the Reserved Matters submission and do not relate to the Discharge of Conditions application. It also states that the Section 278 agreement is separate legislation under the Highways Act and does not form part of planning considerations, and also the easement notification is not a material planning consideration relating to the discharge of these conditions.

Cllr Ford challenges this view and will write a letter to FoDDC Planning, Legal and Cllr P Molyneux.

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 email from GCC detailing the closure of Beachley Rd for re-surfacing.
Noted. Although pleased that the road is being resurfaced, the committee had concerns about access via Sedbury Lane for larger vehicles to the local shops, school and army camp and also emergency vehicles. The Parish Council would also like to have the speed humps removed permanently.
Resolved. The Administrative Assistant will pass on these comments to Highways.
- b. **To consider** the email from the Public Rights of Way Officer for AMEY, detailing the proposed diversion of public footpath FTM 81 at Bishton Lane, Tidenham.
Resolved to note.
- c. **To consider** the email from GCC Highways to the office of Mark Harper MP regarding maintenance of the newly adopted Bigstone Meadow.
Resolved. The Administrative Assistant will write to Highways to inform them the Parish Council is not responsible for the grass maintenance in the area and advise the parishioner who raised the original complaint to Highways.

12. TO REPORT ON HIGHWAY ISSUES

- a. **To report** on complaints from residents about overgrown vegetation.
- i. The alleyway from Bigstone Grove to Gloucester Rd.
Completed.
 - ii. The alleyway running Wyebank Rd to Buttington Rd behind Hanover Court.
(It's reported that an elderly lady has tripped and fallen due to the weed growth).
Completed.
 - iii. The alleyway from Wyebank Way to Buttington Rd.
Completed.
 - iv. The small roundabout at the junction of Beachley Rd and Ormerod Rd.
Completed.
 - v. Overhanging trees from a residence on the corner of the alleyway into the car park (opposite corner to Sedbury Butchers).
Completed.
 - vi. The trees along the 'Link Rd' between the A48 and Beachley roundabout. Branches are now obscuring road signs.
To be examined as part of the 'Salt' run.
 - vii. Traveling on the Link Rd from the A48, as you reach the Beachley roundabout the view to the right is obscured by overhanging trees from a resident's garden.
Issue closed. Not requiring attention.
- b. **To report** on a complaint from a resident about the state of the road surface in The Yetts saying that in places it's down to the sub-base.
GCC report it is not requiring attention.
- c. **To report** on the future of the slipway at Beachley.
A response was received from FODDC stating that the slipway per se is not insured as a structure but is covered under the council's liability insurance.

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- d. **To report** on the inclusion of a legacy bypass scheme in the response to a recent solicitor search.
The original response did not contain any notifications.
- e. **To report** on the complaint that parking on the single yellow line in front of Sedbury shops is restricting the view of vehicles leaving Tyler's Way.
Clarification about the exact location has been requested and given.

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

- a. **Cllr Gregory:** The grass verges have been cut in Sedbury & Beachley exposing large amounts of litter.
The Administrative Assistant will contact GCC to request a litter-pick.
- b. **Cllr Duff:**
 - i. The cul-de-sac in Buttington Rd has a broken chain-link fence on the border with Offa's Dyke School, The boundary hedge is overgrown and the common grass areas are overgrown.
The Administrative Assistant will contact the school and Two Rivers to report the issues.
 - ii. The Butcher's shop in Beachley is still prone to flooding. Amey have identified a broken pipe in King Alfred's Rd as being the cause.
The Administrative Assistant will contact GCC Highways to request a repair to coincide with the imminent resurfacing work in Beachley Rd.
- c. **Cllr Ford:** Asked about a delivery forecast for the Sedbury Village Hall sign to be placed on Beachley Rd.
The Administrative Assistant will contact GCC Highways for information.
- d. **Cllr Powell:** Stated that he had again reported the pothole/exposed gully on Beachley Road between Wyebank Avenue and Wyebank Drive.
The Administrative Assistant will contact GCC Highways for a progress report.

14. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. Next meeting 24th August 2016

There being no further business the meeting closed at 8.36 pm