

Tidenham Parish Council

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

Present:

Cllr J Powell (Chair), Cllr R Birch, Cllr S Gregory, Cllr Bollen Cllr R. 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 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 26th October 2016.
Resolved 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.
A resident spoke against the planning application item 7e on the agenda and made the following points:
 - i. A 1969 application to build a residence on the same plot was refused.
 - ii. The new plan shows the development being inside the settlement boundary but just 11m from Bishton House.
 - iii. The development is out of keeping with the area and will have a negative visual impact.
 - iv. The plan shows a large house in a very small plot with minimal garden space.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. To consider the email from GAPTC regarding S106 agreements.
Resolved to note.
- b. To consider 2x emails regarding the Barratt development off Beachley Rd.
Resolved to note. The Administrative Assistant noted that the application had been called in conditionally by FoDDC Cllr Davies, dependant on the findings of the District Valuation Officer.

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6. **TO CONSIDER OTHER PLANNING ISSUES**

- a. None

7. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- a. **P1523/16/FUL** - Tump Farm, Sedbury Lane, Sedbury.

Variation of condition (02) approved plans permission P0578/15/FUL to amend the position of the substation building.

No objection.

- b. **P1451/16/FUL** – 45, Loop Road, Beachley.

Conversion of integral garage into bedroom and construction of new garage and utility room.

No objection.

- c. **P1511/16/FUL** – 18, Severn Avenue, Tutshill.

Rear dormer and loft conversion to provide two additional bedrooms.

No objection.

- d. **P1452/16/FUL** – 15, Loop Road, Beachley.

Erection of a full width single storey rear extension. Demolition of existing rear single storey flat roof extension.

No objection.

- e. **P1077/16/FUL** - Orchard Lee, Bishton Lane, Tidenham.

New dwelling with associated works.

Objection. The Parish Council object to the new plans for the following reasons:

- i. Bishton Lane is a 60mph road with no footpath and poor visibility splay from the property.
- i. The driveway can have a turning area or parking space but not both. If a car is parked visiting vehicles will have to reverse onto the highway.
- ii. The aspect should be amended to avoid overlooking.

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

The following application has been withdrawn.

- a. **P0869/16/LD1** - The Yard, Bay Tree Cottage, Stroat.

Application under section 191 for the lawful use of the land as a builder's yard and alterations to former dwelling to create ancillary building associated with the use of the land as a builder's yard.

The following applications have been granted permission.

- b. **P1232/16/FUL** – 56, Wyebank Road, Tutshill.

Creation of off road parking spaces.

- c. **P1120/16/FUL** - Stoulgrove Lodge, Stoulgrove Lane, Woodcroft.

Erection of an extension and balcony to first floor and associated works.

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- d. **P1167/16/COU** - Sedbury Butchers, Beachley Road, Sedbury.
Change of use from A1 (butchers shop) to a mixed use of A1 (butchers shop) and A5 (hot food takeaway). (Retrospective).
- e. **P1517/16/NONMAT** - Prospect House, Gloucester Road, Tutshill.
Non-material amendment to planning permission P1747/16/FUL to amend the materials of bi-fold doors.
- f. **P1281/16/FUL** - Town Gate Practice, Beachley Road, Sedbury.
Variation of condition (02) approved plans of planning permission P0051/16/FUL to reduce size of windows on front facade.
Note: The Administrative Assistant was asked to find out if the ongoing rendering of the walls was allowed in this planning application.
- g. **P1278/16/FUL** – 4, Woodcroft Terrace, Woodcroft.
Erection of a garage. Demolition of the existing garage.

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

- a. **None.**

10. **TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS**

- a. **EN/0274/16** – Inner Loop Road.
Query planning permission for out-building.
Site visit due 23rd Nov 2016.
- b. **APP/P1615/W/16/3158656** - Wall Weir.
Appeal against decision raised by appellant.
Ongoing.

11. **TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES**

- a. **To consider** the email from St Johns School about road safety.
Resolved to note.
- b. **To consider** the recent second closure of Beachley Road.
Resolved to note. The Administrative Assistant noted that Section 50 agreement pertaining to road closures (and which are notified to the parish) are not applicable to partial road closures however major the works; hence the parish is not notified. A website has been found on the Highway's website showing such major works and this will be notified in future by the Administrative Assistant.

12. **TO REPORT ON HIGHWAY ISSUES**

- a. Threatened closure of PRW FTM88 by CO Beachley Barracks.
Reported to PROW and the Beachley Camp Family Liaison Officer.
- b. Doctor's Surgery access ramp.
The surgery has taken responsibility for the ramp and railing and will repair it as part of ongoing works.
- c. Dangerous Lamppost at the junction of Beachley Rd & Ormerod Rd.
The lamppost has been replaced.

- d. Loop road dangerous tree.
The tree has been inspected by an arborist and deemed to be safe.
- e. Reported Issues awaiting closure:
 - i. 2x manhole covers in Wyebank Rd
 - ii. Sedbury sign on A48 obstructed by trees
 - iii. 2x damaged drains in Gloucester Rd
 - iv. Speed sign & traffic light near old Wye Bridge obstructed by trees
 - v. Blocked drain Sedbury Lane
 - vi. Overgrown trees Bigstone Meadow/Sedbury Lane

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

- a. **Cllr Gregory** reported there had been comments about the speed bumps on the newly surfaced Beachley Road being just as high as the old ones. The Administrative Assistant will write to Highways to ask if a Post Completion Quality Audit has been carried out.
- b. **Cllr Gregory** reported damage to the grass verge and signage at the junction of Loop Rd and Beachley Rd caused by BT Open Reach vehicles parking there to work on the distribution cabinets. The vehicles also present a danger by blocking visibility for vehicles entering and leaving Loop Rd.
- c. **Cllr Duff** reported a hole in the car park at the rear of the Doctor's surgery in Sedbury. The Administrative Assistant will report it.
- d. **Cllr Powell** asked the Administration Assistant to check with Highways that the bus routes in Wyebank Rd, Beachley Rd and King Alfred's Road are gritted as priority location.

14. TO CONFIRM THE DATE OF THE NEXT MEETING

- a. **Next meeting 21st December 2016**

There being no other business the meeting closed at 8.32 pm