

# Tidenham Parish Council

**Minutes of Planning, Development Control & Highways Committee Meeting held on 22<sup>nd</sup> February 2017 at 7.00pm at Tidenham War Memorial Hall.**

**Present:**

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

**1 ATTENDANCE**

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

**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.*

**3 MINUTES OF PREVIOUS MEETING**

- a. **To consider** for approval as a correct record the minutes of the meeting held on 25<sup>th</sup> January 2017.  
**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.
  - i. A parishioner spoke about recent dealings with the FoDDC Planning Department. He was considering providing off-road parking at the front of his property and contacted the planning department to ask for advice about planning permission. He was advised that the work would be classed as 'Permitted Development' and he should apply for a Lawful Development Certificate (LDC).  
After applying for the LDC (at a cost of £86) he was told it was not appropriate (as the work required was more than anticipated) and he would have to apply for planning permission costing £186.  
However, the FoDDC would not refund the £86 cost of the LDC which was applied for after receiving bad advice from a member of the planning department who, it was subsequently revealed, was not a planning officer, did not have local knowledge of the area and was not qualified to give the advice. Several attempts to obtain a refund were denied by senior members of the planning department each claiming the department had no liability. However, the parishioner's tenacity eventually paid off and he was awarded £86 'compensation' for the inconvenience and wasted time.  
**Refer to agenda item 5b.**

- ii. A parishioner from Tidenham, who is also a member of the Tidenham Village Resident's Association, spoke about the application for a second pair of zip wires at the National Diving and Activity Centre. The main points are summarised:
- He saw an agenda point on the Planning Agenda for 22<sup>nd</sup> Feb regarding the Dive Centre and assumed the Parish Council was still making consultative representations; which is not the case. It was only an update to Councillors.
  - The major planning issue of concern is the potential noise nuisance generated by the installation during operation.
  - The applicant has submitted a noise report based on the existing installation but with only one wire in operation. A third party acoustic consultant and the Environmental Health Officer have deemed the report to be flawed in its methodology and interpretation.
  - Site surveys by Planning Officers and others were carried out on days when the wires were not in operation or when only one wire was in operation using staff members. This is not representative of normal operations.
  - Any planning decision should be deferred until a representative site survey can be carried out.
  - With correct survey information the potential noise nuisance could be 'designed out' prior to installation.
- Refer to agenda item 5a.**

## **5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES**

- a. **To consider** the email opposing the application P1394/16/FUL for additional zip wires at the National Dive Centre.  
**Resolved** that following consultation in agenda item 4.a.ii by the email's author the Committee will write to the Planning Office supporting his views for a more robust and impartial noise report.
- b. **To consider** the email from a parishioner regarding the quality of advice given by FoDDC Planning Department.  
**Resolved** that following consultation in agenda item 4.a.i by the email's author the Committee advised him to copy all emails to District Councillors Molyneux, Davis and Edwards for their attention. The Committee will also write to Head of Paid Service, Sue Pangbourne, in support of the parishioner's complaint outlining the unfair treatment we consider he has received from the Planning Department and the associated stress and waste of his time.

## **6 TO CONSIDER OTHER PLANNING ISSUES**

- a. **To consider** an email regarding the state of the Rising Sun in Woodcroft.  
**Resolved** to note that the owners have no plans for the site.
- b. **To consider P1394/16/FUL** - The National Diving and Activity Centre, Day House Quarry, Tidenham. Installation of an additional launch and finishing stages for 2 zip wires.  
**Resolved** to note that that the application has been delayed to the March Planning Committee pending further noise investigations. Note also the applicant has been asked to amend documents in the application to "a pair of zip wires" as opposed to "a zip wire".

- c. **To consider** the email from FoDDC Environmental Officer regarding the foul smell from Castleford House.

**Resolved** to note that the cause of the recent odours appears to have been rectified.

The Administrative Assistant will contact an ex councillor who lives close to the source of the odour to enquire about the nuisance and request they inform the Parish Council of any future problems.

## **7 TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- a. **P0028/17/FUL** -The Marlings, Sedbury Park, Sedbury.

Two storey extension to dwelling including basement level creating a pool room, plant room, games room and master bedroom.

**No objection.**

- b. **P0109/17/FUL** – 1, King Alfreds Road, Sedbury.

Single storey rear extension and internal alterations to existing dwelling to improve accessibility.

**No objection.**

- c. **P0121/17/FUL** – 9, Orchard Farm Close, Sedbury.

Erection of a two storey extension to side elevation. Erection of a conservatory and decking to the rear of the property. Demolition of existing garage.

**No objection.**

- d. **P0122/17/FUL** – 4, Woodcroft Close, Woodcroft.

Proposed conversion of garage to form hobby/study room and replacement of flat roofs with hipped roof.

**No objection.**

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

**The following applications were all granted permission:**

- a. **P1747/16/FUL** – 35, Inner Loop Road, Beachley.

Erection of a detached garage and workshop. (Part Retrospective).

- b. **P1721/16/FUL** – Sideways, 4 Wirewoods Cottages, Coleford Road,

Proposed single storey extension to provide ground floor living accommodation.

- c. **P1707/16/FUL** - Rose Cottage, Beachley Road, Sedbury.

Proposed first floor extension.

- d. **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.

- e. **P1552/16/FUL** – Wintour’s Leap, Lancout Lane, Woodcroft.  
Proposed ground floor extension to create garden room, small extension to first floor to provide en-suite.
- f. **P1223/16/FUL** - The Village Inn, Beachley Road, Sedbury.  
Erection of two dormer bungalows.
- g. **P0008/17/TPO** – St. Johns on the Hill School, Castleford Hill, Tutshill.  
Works to Sycamore T4 of TPO218 to remove deadwood and one low branch overhanging driveway back to branch collar at 0.5m off stem and works to T6 of TPO218 to Sever and strip ivy, remove major deadwood and clear branches off telephone line to give 2m clearance.
- h. **P1795/16/FUL** – 9, The Myrtles, Tutshill.  
Erection of conservatory to rear of dwelling.
- i. **P0004/17/FUL** – 8, Wyebank Road, Sedbury.  
Rear extension to existing dwelling.

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

- a. None

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

- a. None

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

- a. To consider an email received from a parishioner regarding road safety in Woodcroft.  
**Resolved** to note. Covered in agenda item 12b.

**12 TO REPORT ON HIGHWAY ISSUES**

- a. To report on trenching works in Sedbury Lane.  
The trenching works are complete and Highways have requested cleaning of the road and restoration of disturbed verges.
- b. To report on speeding and inconsiderate parking in Gloucester Rd & Coleford Rd.  
A response has been received from GCC Highways. The Administrative Assistant will follow up other agencies.
- c. To report on damage caused by BT Openreach in Loop Rd.  
Parking on the grass verge in question has ceased but the Openreach vans now park on the opposite verge. The Administrative Assistant will monitor.

**13 TO RECEIVE COUNCILLOR’S LOCAL REPORTS AND MATTERS FOR THE NEXT AGENDA**

- a. **Cllr Gregory** reported:
  - i. Damage caused by parking on the grass verge outside the Kebab shop in Sedbury and queried whether bollards would be appropriate.
  - ii. Beachley Rd needs litter-picking between the junction of Sedbury Lane and the army camp.
  - iii. Speeding is still a nuisance along Beachley Rd.

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- b. **Cllr Birch** reported on the poor state of the road surface on Castleford Hill near the roundabout.
- c. **Cllr O'Toole** reported:
  - i. The poor state of the road surface on Castleford Hill near the St John's entrance.
  - ii. A collapsing gulley and footpath on Castleford Hill.
- d. **Cllr Duff** reported that following BT problems in the area he was advised that the cable network is old and in a poor state of repair.
- e. **Cllr Bollen reported:**
  - i. The pothole in the car park at the rear of the shops and surgery in Sedbury is scheduled for repair.
  - ii. The frontage of the surgery has not been completed as per the planning permission.
- f. **Cllr Powell** reported a collapsing manhole cover at the junction of Wyebank Road and Wyebank Avenue.

**14 TO CONFIRM THE DATE OF THE NEXT MEETING**

- a. **Next meeting 22<sup>nd</sup> March 2017**

**There being no further business the meeting closed at 8.30pm**