

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 21st December 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.
Full committee present.
- b. **To consider for acceptance** those apologies received with reasons for absence.
None received

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 23rd November 2016.
Resolved to correct two small typing errors and accept the minutes as a true record.
- b. **To consider** any matters arising from those minutes.
None raised that were not on tonight's agenda.

4 PUBLIC CONSULTATION

- a. **To receive and consider any questions from the Public,**
which may be answered but not debated.
Two residents of the parish living close to the National Dive Centre spoke about the application to install a second pair of 'zip wires'. The committee considered their comments and incorporated them into its response to the planning application (agenda item 7f)

5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **None**

6 TO CONSIDER OTHER PLANNING ISSUES

- a. **None**

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P1552/16/FUL** – Wintour’s Leap, Lancaut Lane, Woodcroft.
Proposed ground floor extension to create garden room, small extension to first floor to provide en-suite.
No objection
- b. **P1594/16/FUL** – 39, Inner Loop Road, Beachley.
Side and rear extensions to dwelling and double garage.
No objection
- c. **P1634/16/FUL** - Dennel House, Tidenham Chase.
First floor extension and alterations to existing dwelling.
No objection
- d. **P1396/16/FUL** – 15, Beachley Road, Tutshill.
Two storey extension and alterations to create a gable roof. Conversion of loft space.
No objection
- e. **P1662/16/FUL** – 19, Model Cottages, Sedbury
Erection of orangery style extension to rear of property.
No objection
- f. **P1394/16/FUL** - The National Diving and Activity Centre, Day House Quarry, Tidenham.
Installation of an additional zip wire and launch and finishing stages for zip wire.
No objection – the Parish Planning Committee still has no objection in principle. However, following comments made by two members of the public during agenda item 4 of this meeting the Parish would like to add the following comments:
- i. The vast majority of public support posted on the planning site is from users of the facility who do not live locally.
 - ii. Local residents who put up with the noise from the existing pair of zip wires generally do not support the application.
 - iii. The existing noise seems to come from two sources:
 - The noise generated from the zip wire which is transferred to the launch tower causing it to vibrate and amplify the noise in the direction of the resident’s properties. If this is found to be the case it would seem prudent that a fix is found before a second support tower and new wires are installed.
 - The noise generated by the waiting queues (even though there are notices requesting the noise to be kept down).
 - iv. A second pair of zip wires will exacerbate the noise levels from both sources.
 - v. In view of this new (to the Parish) information we request that the environmental officer makes a repeat visit when both existing wires are operational and submits a written report to the FoDDC planning committee (copied to Tidenham Parish Council) indicating the levels and character of the noise and any mitigation necessary.
- g. **P1705/16/TPO** - St Johns On The Hill, 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 from stem and works to Sycamore T7 of TPO218 to sever and strip ivy, remove major deadwood and clear branches off telephone line to give 2m clearance.

No objection

- h. P1721/16/FUL** – Sideways, 4, Wirewood's Cottages, Coleford Road, Tutshill.
Proposed single storey extension to provide ground floor living accommodation.

No objection

- i. P1707/16/FUL** - Rose Cottage, Beachley Road, Sedbury.
Proposed first floor extension.

No objection

8 TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

The following applications have been granted permission.

- a. P1511/16/FUL** – 18, Severn Avenue, Tutshill.
Rear dormer and loft conversion to provide two additional bedrooms.
- b. P1451/16/FUL** – 45, Loop Road, Beachley.
Conversion of integral garage into bedroom and construction of new garage and utility room.
- c. P1410/16/FUL** – Oakcliffe, Coleford Road, Woodcroft.
Erection of a two storey extension forming enclosure to new staircase. Demolition of external concrete staircase.
- d. P1449/16/FUL** – 3, Offa's Close, Sedbury.
Single storey rear and side extension for disabled person.
- e. P1382/16/GPDE** – 35, Sedbury Lane, Tutshill.
Single storey rear extension (General Permitted Development Extension).
- f. P1297/16/FUL** – Hillside, Woodcroft Lane, Woodcroft.
Alterations and additions to existing dwelling. (Demolition of existing extensions)
(Part retrospective).
- g. P1557/15/APP** - Land off Beachley Road, Sedbury.
Approval of reserved matters following appeal decision AP/P1615/A/14/2220590
(P1792/13/OUT) for up to 110 homes, public open space, landscaping, highway improvements
and associated engineering works.

The following applications were refused:

- h. P0177/16/OUT** - Pennsylvania Farm, Sedbury.
Outline application for the erection of a two storey detached dwelling.
- i. 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.

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

- a. P1394/16/FUL** - The National Diving and Activity Centre Day House Quarry Tidenham
Installation of an additional zip wire and launch and finishing stages for zip wire.
No objection

10 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. EN/0274/16** – Inner Loop Road.
Query planning permission for out-building.
The enforcement officer found that the only parameter preventing “Permitted Development” rights was the ridge height which was 4.10m; the maximum allowed is 4.00m.
The resident has submitted a planning application.
- b. APP/P1615/W/16/3158656** - Wall Weir.
Appeal against decision raised by appellant. All evidence was collected by 28th November 2016 and a determination date is pending.

11 TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. To consider** the email from Highways regarding Beachley Rd.
Resolved to note.
- b. To consider** the email regarding parking at Tutshill School.
Resolved that the Administrative Assistant will contact the sender for permission to pass the email onto the police and the Safety Partnership.
- c. To consider** the email from the Highways Programme Support Officer regarding Lengthsman activity the parish.
Resolved to note.

12 TO REPORT ON HIGHWAY ISSUES

- a.** 2x manhole covers in Wyebank Rd - **Repaired.**
- b.** Sedbury sign on A48 obstructed by trees - **No safety issue found.**
- c.** 2x damaged drains in Gloucester Rd - **Scheduled for repair.**
- d.** Speed sign & traffic light near old Wye Bridge obstructed by trees - **Awaiting feedback.**
- e.** Blocked drain Sedbury Lane - **No issue found. There will be a repeat visit after heavy rain.**
- f.** Overgrown trees Bigstone Meadow/Sedbury Lane - **Awaiting feedback.**
- g.** Hole in the car park at the rear of Sedbury Surgery – **Admin Assistant to follow up.**
- h.** Gritting of bus routes - **Reported.**

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

- a.** Cllr Bollen asked that the plans for the new windows in the Sedbury Doctor Surgery are checked for compliance.

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- b. Cllr Bollen commented that in Sedbury Road the pavement surface is breaking up where the new cable has been installed and presents a trip hazard.
- c. Cllr Duff requested that Highways are asked to fill in a trench across Beachley Rd between The Yetts and the Garage as part of the current works programme.
- d. Cllr Duff reported that the painted speed limit on a speed bump in Beachley Rd has been disturbed during excavation and not replaced.
- e. Cllr Gregory reported that the central white lines are fading on Beachley Rd at the bend by the junction with Sedbury Lane.
- f. Cllr Gregory reported that complaints are still being received about the smell from the nursing home in Castleford Hill.

14 TO CONFIRM THE DATE OF THE NEXT MEETING

- a. **Next meeting 25th January 2017**