

Minutes of Planning, Development Control & Highways Committee Meeting held on 22nd March 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). Cllr Evans (Observer).

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 22nd February 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.
- b. **The applicant** for planning permission to develop on land adjacent to 4, Sedbury Lane (item 7e of this agenda) attended with a colleague to give an overview of the application.
He has studied the history of the site which used to contain a dwelling which was demolished when the new A48 road was built. He has taken into account the views of neighbours and polls showing the majority of local people prefer single dwelling developments. He answered questions about flooding and maintaining the turning point in the road.

5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **None received**

6 TO CONSIDER OTHER PLANNING ISSUES

- a. **P0235/17/LD2** – 5, Grahamstown Road, Sedbury.
Application under Section 192 to establish whether the creation of a parking area, dropped kerb and removal of wall requires planning permission.
Information only

- b. P0282/17/LD2** - Oak Bank, Mopla Road, Tutshill.
Application under Section 192 to establish whether the erection of an outbuilding for storage use and private gym requires planning permission.
Information only
- c. P0320/17/NONMAT** – Dalbury, Mopla Road, Tutshill.
Non-material amendment to planning application P1642/15/FUL to change the roofing material.
Information only
- d. P1406/16/FUL** - Buttington Engineering Works, Beachley.
Change of use of disused industrial building and land to residential mobile home site.
Demolition of existing building.
Application withdrawn
- e. Notification** has been received that TPO218 regarding land at St Johns on the Hill, Tutshill has been confirmed.
Information only

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. P0359/17/TPO** - Land at 1, Sedbury Chase, Tutshill.
Works to x1 Turkey Oak tree covered by A1 of TP050 in accordance with paragraphs 17 - 22 of the submitted tree report.
No objection. The Parish Council has taken into account the views of the arborist and has no objection to this application.
- b. P0302/17/FUL** – Uplands, Rosemary Lane, Stroat.
First floor extension to existing single storey to create en-suite to existing master bedroom.
No objection.
- c. P0265/17/FUL** - 2, Loop Road, Beachley.
Erection of a detached single storey garage and provision of driveway.
No objection.
- d. P0016/17/DISCON** - Land South Of Gloucester Road, Tutshill.
Discharge of condition (06) - Archaeological Investigation of outline application P1911/15/OUT.
Objection. The Parish Council agrees with the county archeologist that the plan is sound but the plan should be executed and a report submitted before the condition is discharged.
- e. P0336/17/OUT** - Land Adjoining 4, Sedbury Lane, Tutshill.
Outline application for the erection of a detached dwelling including access and associated outbuildings.
No Objection. The Parish Council disagrees with the comments regarding the Town Plan. Although the plot is just outside the settlement boundary it is a brown-field site that previously contained a dwelling. The site does not encroach on the countryside and the

natural boundary with the A48 will remain. There seems to be no benefit in this case for the plot to remain outside the settlement boundary.

f. P0380/17/FUL - Tump Farm, Sedbury Lane, Sedbury.

Variation of condition (02) - Approved Plans and (12) - Drainage to allow alterations to overall layout and panel and access track, construction of a new access track, alterations to video surveillance and alterations to drainage works of planning permission P0578/15/FUL.

No objection. The Parish notes that the number of CCTV poles will be reduced from 12 to 2 (plan says 4!). The security is a matter for the owners and operators but the remaining towers should not be higher than originally planned.

8 TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

a. P0113/17/GPDE – 43, Park View, Sedbury.

Single storey rear extension (General Permitted Development Extension).

GPD Approved

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

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

Permission Granted

c. P0147/17/NONMAT - Land off Beachley Road, Sedbury.

Non-material amendment to planning application P1557/15/APP to add a condition listing the approved plans.

Permission Refused

d. P1594/16/FUL – 39, Inner Loop Road, Beachley.

Side and rear extensions to dwelling and double garage.

Permission Refused

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 the emails from Highways regarding complaints of speeding and bad parking in Tutshill.

Resolved to send a copy of the 'Speeding Toolkit' to Tutshill School's Head Teacher and Chairman of the Board to engage pupils and parents to practice safe driving speeds and parking. The Administrative Assistant will also get a progress update on the promised speed survey and lobby Highways about removal of the dual mini roundabout.

b. To consider speeding on the A48 and the state of the road surface.

Resolved to ask GCC Highways to inspect the length of A48 within the parish.

12 TO REPORT ON HIGHWAY ISSUES

- a. Damage to grass verge and paved area outside the kebab shop has been reported to Highways.
- b. A request made to GCC to litter pick Beachley Rd between the junction with Sedbury Lane and the army camp. The litter pick has been completed.
- c. The poor state of the road surface on Castleford Hill near the roundabout, near the St John's entrance and also the pavement and gully near the St John's entrance have been reported to Highways.
- d. The collapsing manhole cover at the junction of Wyebank Road and Wyebank Avenue reported to Highways. The cover has been white-lined and awaits repair.

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

- a. **Cllr O'Toole** asked if planning permission stipulated a limit to the number of lorries that can be parked at Bounds Transport in Tidenham Chase
- b. **Cllr Bollen** commented that the potholes in the car park at the rear of Sedbury Shops have been repaired albeit not to a good standard.
- c. **Cllr Gregory** reported:
 - i. BT Openreach are complying with the request to park away from the corner of Loop Rd.
 - ii. Outside 29, Inner Loop Rd a pothole has been circled for repair while other nearby potholes have not.
 - iii. The grass verge opposite 53-61 Loop Rd were left uncut after recent grass cutting.
 - iv. The white lines have faded by the sharp bend at the junction of Beachley Rd and Sedbury Lane.

14 TO CONFIRM THE DATE OF THE NEXT MEETING

- a. Next meeting 26th April 2017

There being no further business the meeting closed at 8.40pm