

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 28th June 2017 at 7.00pm at Tidenham War Memorial Hall.

Present:

Cllr J Powell (Chair), Cllr N. Evans, Cllr R. O'Toole, Cllr S. Gregory, Cllr R. Birch Cllr S. Bollen.

Kevin Duffin – Administrative Assistant (Minutes).

Note: Cllrs J. Koning & A. Tullett attended as observers.

AGENDA

1 ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
None received. All members 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.
- b. **None** received.

3 MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 24th May 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.
Six members of the public were present making statements about item 7g of this agenda regarding the planning application for zip wires at the National Dive and Activity Centre.
In summary:
 - i. A comment was posted to the planning portal today from the Senior Officer, Technical Pollution Services, Environmental & Regulatory Services which opposed the application on noise grounds. He cited:
 - a. Awaiting the outcome of an ongoing investigation into a noise complaint lodged with ERS
 - b. doubts about technology to control the noise at source
 - c. doubts that the noise impact will be as low as stated by the applicant
 - ii. The case officer has made a report opposing the application which will be submitted to FoDDC Planning Committee meeting in July.

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- iii. There is a general feeling that the original dive centre is being turned into a 'theme park' by stealth. E.g. the 'Fear Fest' which resulted in a lot of late night noise.
- iv. Cllr Birch commented that concerns regarding the planning application should be escalated to District and County Councillors and also the local MP.
- v. Cllr Evans commented that where activities take place in breach of the operating license it should be reported to the licensing authority and any immediate nuisances to the Environmental Health Officer.

5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To consider** the email regarding application P1394/16/FUL (agenda item 7g).
The chairman read the email and questioned the comment about 'overwhelming opposition' to the application in light of the planning portal showing differently. He also stressed the need for public opinion to be raised at the start of a planning process to enable committees to gauge the mood of the public. Refer to agenda item 7g.

6 TO CONSIDER OTHER PLANNING ISSUES

- a. **None**

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0815/17/OUT** - Land at Ormerod Road, Sedbury.
Outline application for the erection of 10 flats. Demolition of former car repair workshop.
No objection
- b. **P0905/17/FUL** – 27 Bigstone Grove, Tutshill.
Single storey side extension.
No objection
- c. **P0895/17/FUL** - St Mary's And St Peter's Church, Tidenham.
Creation of a car parking area with engineering operations and associated works.
No objection
- d. **P0917/17/FUL** - 77 Severn Avenue, Tutshill.
Proposed extension to existing single storey kitchen to provide dining area and sun lounge.
No objection
- e. **P0053/17/DISCON** - Barn at Wall Weir, Miss Graces Lane, Tidenham Chase.
Discharge of condition 05 (Construction Environmental Management Plan) and 06 (Biodiversity Enhancement) of planning application P0575/16/FUL (allowed on appeal APP/P1615/W/16/3158656).
No objection
- f. **P0865/17/FUL** - Castleford House Nursing Home, Castleford Gardens, Tutshill.
Erection of a conservatory.
No objection
- g. **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.
No objection. The committee stands by its original view that it does not oppose the application

in principle but adequate noise mitigation needs to be investigated further.

8 TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

The following applications were granted permission:

- a. **P0570/17/FUL** – Sandsend, Beachley Road, Tutshill.
Proposed two storey gable extension (with ground floor study and W.C and first floor en-suite). Single storey rear sun lounge extension.
- b. **P0412/17/COU** - The Village Inn, Sedbury.
Change of use of unit to a mixed use unit to bake and sell cakes. (Part-retrospective).
- c. **P0631/17/FUL** - Ashley House, Sedbury Lane, Tutshill.
Erection of a front porch.
- d. **P0558/17/FUL** – Holmleigh, Coleford Road, Tutshill.
Single storey extension to rear.
- e. **P0637/17/FUL** - 13 Loop Road, Beachley.
New porch with associated works.
- f. **P0625/17/FUL** - 50 The Martins, Tutshill.
Conversion of existing garage to kitchen and provision of second parking space.
- g. **P0558/17/FUL** – Holmleigh, Coleford Road, Tutshill.
Single storey extension to rear.
- h. **P0454/17/FUL** - Land at Whirls End, Beachley Road, Sedbury.
Erection of two detached dwellings. Provision of a new vehicular access and associated works.
- i. **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.
(Retrospective).
- j. **P0336/17/OUT** - Land Adjoining 4 Sedbury Lane, Tutshill.
Outline application for the erection of a detached dwelling including access and associated outbuildings.

The following application was issued an LDC:

- k. **P0647/17/LD2** - 39 Inner Loop Road, Beachley.
Application under Section 192 to establish whether the erection of a single storey side extension requires planning permission.

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** email from Highways regarding Parking at Tutshill School.
Resolved that the Administrative Assistant will write to Highways and Patrick Molyneux supporting the plan as a first step to improving safety near the school.
- b. **To consider** the email from Highways regarding the draft feasibility study of speeding in Beachley Rd. (Deferred from last meeting).
Resolved that the Administrative Assistant will write to Highways supporting the plan in principle with the 'chicane' option being the favoured approach based on the information presented.
- c. **To consider** the Diversion Order for footpath FTM81
Resolved to note.

12 TO REPORT ON HIGHWAY ISSUES

- a. In response to a question raised at the last meeting the AMEY issue logging database does not support producing a report for Tidenham Parish showing all issues reported from all sources. However, there is a new system being introduced which will be more flexible.
- b. Several reports regarding potholes and deteriorating pavement surfaces are being dismissed as 'not posing a danger' or 'not meeting criteria for repair'. The Administrative Assistant will endeavour to get definitive statements about the criteria used to make such decisions.

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

- a. Cllr Birch commented that he'd noticed areas where the pavement was being eroded near the kerbstone. He will investigate further the scale of the problem.
- b. Cllr O'Tool reported litter on the A48 near to the steps to Beachley Rd and around the parking area close to Poor's Allotment.
- c. Cllr Evans asked about clarifying the criteria used to decide whether pothole and pavements require attention.
- d. Cllr Bollen reported that the alleyway between Buttington Rd and Wyebank Place is overgrown.
- e. Cllr Bollen reported building activity in Buttington Rd and asked whether any planning applications have been submitted for the area.

The Administrative Assistant will investigate all issues raised and take appropriate action.

14 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 26th July 2017

There being no further business the meeting closed at 8.56pm.