

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 23rd August 2017 at 7.00pm at Tidenham War Memorial Hall.

Present:

CLLrs: J Powell (Chair), N. Evans, R. O'Toole, S. Gregory, R. Birch S. Bollen, R Duff, A Tullett.

Officers: Kevin Duffin – Administrative Assistant (Minutes).

Note: Two members of the public were present.

AGENDA

1 ATTENDANCE

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

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 declared

3 MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 26th July 2017.

Resolved to accept 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.

Two residents of Severn Avenue were present to talk about the state of trees in the avenue.

Refer to agenda item 11a.

5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To consider** email from developer re provision of bus shelters in Gloucester Rd.

An email was received from Butler Ward Homes, the developer of 45 houses between Gloucester Rd and the A48. Condition 20 of the approval requires provision of two bus shelters on Gloucester Rd near Elm Rd. The email sought the parish's view on whether they wanted the shelters and, if so, what type of shelter.

Resolved that as the shelters were a condition of the planning acceptance they would be required.

The council opted for a modern modular shelter with perched seating (subject to satisfactory compensation for ongoing maintenance).

6 TO CONSIDER OTHER PLANNING ISSUES

- a. None

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0986/17/FUL** - Buttington Engineering Works, Beachley.
Demolition of existing buildings and stationing of an additional 35 caravans.
No objection. Application fully supported.
- b. **P1019/17/FUL** – Warehouse, Beachley Road, Sedbury.
Erection of 2, four bedroom dwellings each with a detached garage.
Demolition of existing commercial buildings.
No objection
- c. **P1263/17/FUL** - Hanley Farm Shop, Hanley Farm, Tidenham.
Extend existing cafe attached to Hanley Farm shop.
No objection
- d. **P1239/17/FUL** - 3 Wyebank Crescent, Tutshill.
Alterations and extensions and raising of roof pitch of existing bungalow to create first floor living accommodation with associated first floor patio doors and Juliette balcony at rear. Alterations to the off road car parking arrangements. (Revised description).
Objection. The Parish Council objects to this application for the following reasons:
- i. The high roof apex will be totally out of character with the rest of the houses in the crescent which are bungalows.
 - ii. The high roof-line will result in a loss of light for the neighbouring property.
 - iii. The high roof-line and Juliette balcony will result in overlooking of Wyebank Rd properties.
 - iv. The increased footprint will reduce the shared access to the garages at the rear of the property making it difficult for the neighbour to gain access to his garage.
- e. **P1042/17/FUL** - St Johns on the Hill School, Castleford Hill, Tutshill.
Demolition of existing perimeter gate. Installation of new gate.
No objection
- f. **P1267/17/FUL** - 9 The Belfry, Sedbury.
Construction of conservatory to rear of dwelling.
No objection

8 TO NOTE PLANNING DECISIONS TAKEN BY FODDC AND GCC

The following applications were granted permission:

- a. **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).

- b. P1013/17/FUL** - 23 And 25 Elm Road, Tutshill.
Erection of single-storey detached garage unit, comprising two adjoining garages, spanning 23 and 25 Elm Road. Demolition of existing garage unit.
- c. P0865/17/FUL** - Castleford House Nursing Home Castleford Gardens Tutshill
Erection of a conservatory.

The following application was refused permission:

- d. P0837/17/FUL** - Land at St Johns on the Hill, Castleford Hill, Tutshill.
Erection of two detached dwellings with associated works.

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

- a. P1020/17/FUL** - St Johns on the Hill School, Castleford Hill, Tutshill.
Erection of temporary classrooms. Demolition of dilapidated classrooms.
No objection
- b. P1021/17/LBC** - St Johns on the Hill School, Castleford Hill, Tutshill.
Listed Building Consent for the demolition of dilapidated classrooms.
No objection

10 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. APP/P1615/S/17/3177459** – Land at Beachley Rd. Barratt Homes.
Affordable Housing Obligation Appeal. Start 29th June 2017.
The hearing is active with no published decision date.

11 TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. To consider** correspondence regarding the state of the trees in Severn Avenue.
Two residents of Severn Avenue were present. They were the authors of one of two letters received about the subject. The main points of both letters and public comments are:
 - i.** The trees are the wrong sort of trees for the location. They are wild cherry trees which are more suited to open spaces. The trees were small saplings when planted but have since grown to a size which is out of proportion to the environment.
 - ii.** They are planted too close to properties
 - iii.** The roots are disrupting the pathways and potentially drains
 - iv.** The low branches collide with tall vehicles
 - v.** The high branches interfere with phone cables
 - vi.** The fruit causes a mess and is toxic
 - vii.** The fruit attracts birds which cause a mess

The Parish recently commissioned a survey of all its trees from a qualified arborist and are awaiting the final report..

Resolved that the Parish will wait until the arborist's report is available before deciding on what action to take.

12 TO REPORT ON HIGHWAY ISSUES

- a. Report road works in the Quarry, Tidenham Chase affecting Offa's Dyke.
Reported to FoDDC Planning & Enforcement department which responded saying that they are aware of the issues and are investigating them.
- b. Report of danger where Offa's Dyke coincides with the main road with no pedestrian way.
Reported to PRow and The Safety Partnership and has been acknowledged.
- c. Provision of a waste bin at junction of Beachley Rd and the road to the Caravan Park.
FoDDC have agreed to fit a bin at the suggested location.
- d. Highways Safety Inspection criteria document.
Distributed to all councillors.
- e. Request for a speed reduction survey for Gloucester Rd & Woodcroft.
Highways are willing to do the surveys but they will have to wait until funding is available in the next financial year.
- f. Faded 30mph sign in Gloucester Rd.
Reported to Highways.

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

- a. Cllr Evans asked if the planning status of the development of 96 houses off the Gloucester Rd could be reported on.
- b. Cllr Evans reported that since spraying stopped the weed growth in kerbs and gullies has flourished. The area by the junction of Gloucester Rd and Elm Rd is particularly bad. The Admin Assistant will contact Highways about the general problem and the specific problem in Gloucester Rd.
- c. Cllr Birch asked if money for highways maintenance was allocated on a 'per parish' basis and, if so, whether it was ring-fenced to the parish and what amount is allocated. The Admin Assistant will investigate.
- d. Cllr Gregory reported that the dog bin in Beachley Rd had been moved as requested but not the litter bin. The Admin Assistant will investigate.
- e. Cllr Gregory reported ridges in the road surface around the Beachley Rd/ Link Rd roundabout. The Admin Assistant will investigate.

14 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 27th Sep 2017

There being no further business the meeting was closed at 8.34pm