

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 23rd May 2018 at 7.00pm at Tidenham War Memorial Hall.

Present:

Cllrs: J Powell (Chair), S Gregory, R O'Toole, R. Duff, R. Birch, A Tullett, S Bollen, G Drew.

Officers: Kevin Duffin – Administrative Assistant (Minutes).

AGENDA

1 ELECTION OF CHAIRMAN

- a. **To elect** the committee Chairman for 2018/19
Cllr **Powell** was nominated and elected unopposed.

2 ATTENDANCE

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

3 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.

4 MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 25th April 2018.
Resolved to accept as a true record.
- b. **To consider** any matters arising from those minutes.
Cllr **Tullett** asked about the status of item 7d considering "For Sale" notices have been erected. The latest planning application has not yet been decided pending further information.

5 PUBLIC CONSULTATION

- a. **To receive** and consider questions from the Public which may be answered but not debated.
None present.

6 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To consider** the email regarding the naming of a new development.
Resolved to write to FoDDC expressing disappointment that the name proposed by Tidenham Parish Council "Ford Court" was not adopted and asking the reason why. The names now proposed have no relevance to the location.

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- b. **To consider** the email regarding changes to FoDDC Planning Process.

Resolved to write to the Development Manager FoDDC expressing concern that as statutory consultees the Parish Council is being denied the opportunity to exercise its rights due to the short timescales proposed to gather comments. Bear in mind that when the application is validated it's often several days before the Clerk receives the documentation by post. Such time scales are impractical for a Parish Council which hold a Planning Committee meeting once per month. The result could be comments missing from people with a great deal of local knowledge and expertise.

7 TO CONSIDER OTHER PLANNING ISSUES

- a. **To note** for information that condition 25 of the appeal decision allowing development north of Gloucester Rd states “*..Details of the footway link on Elm Road including pedestrian crossing facilities on Gloucester Road and a footway link from the Gloucester Road site access to the existing facilities shall be submitted to and agreed in writing by the local planning authority and implemented in accordance with the approved details prior to first occupation of the site..*”
The Administrator will write to the planning department and/or Highways to find out the type of crossing proposed and its location, while also stressing the need for a controlled crossing..

8 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0603/18/FUL** - Wycliffe House, Old Hill, Tutshill.
Reinstatement of building over existing garage to provide sun room, storage and workshop.
No objection
- b. **P0604/18/LBC** - Wycliffe House, Old Hill, Tutshill.
Listed building consent for the reinstatement of building over existing garage to provide sun room, storage and workshop.
No objection
- c. **P0569/18/FUL** – Chase End, Tidenham Chase.
Erection of a single storey timber workshop and store with the construction of a stone vehicular access track. Demolition of existing stable.
No objection in principle. However, the committee is concerned about the safety of access to the main road on a bend with poor visibility, especially considering the establishment of a stone driveway which could be to increase the traffic flow into the site.

9 TO NOTE PLANNING DECISION TAKEN BY FODDC & GCC

The following application was withdrawn:

- a. **P0344/18/FUL** - 6 Offa's Close, Sedbury.
Erection of a two storey extension with attic room.

The following application was refused:

- b. **P0264/18/OUT** - Pennsylvania Farm, Sedbury.
Outline application for the erection of a two storey detached dwelling.

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The following applications were given consent:

- c. P0584/18/NONMAT** – Teviotdene, Beachley Road, Tutshill.
Non-material amendment to planning application P1069/15/FUL to reduce the size of the utility room.
- d. P0029/18/DISCON** - Land North of Gloucester Road, Tutshill.
Discharge of condition 16 (noise levels) of planning permission P1530/14/OUT.
- e. P0333/18/FUL** - 33 Bigstone Meadow, Tutshill.
Erection of a two storey rear extension with associated works.
- f. P0138/18/FUL** - 58 Beachley Road, Sedbury.
Erection of a two storey rear extension with associated works. Demolition of existing single storey extension and proposed dropped kerb to allow access to driveway.
- g. P0366/18/FUL** - 27 Inner Loop Road, Beachley.
Erection of a detached garage in garden of existing dwelling house.
- h. P0338/18/FUL** – Hillside, Tidenham Chase.
Erection of a replacement detached garage.
- i. P0275/18/FUL** - The Coach House, Tidenham.
Erection of a conservatory and the demolition of existing orangery.
- j. P0250/18/FUL** - 22 Wyebank Road, Tutshill.
Erection of a rear single storey extension with internal alterations and associated works.
- k. P0225/18/FUL** - Keep House, Castle View.
Erection of a sun room and front porch with associated works. Demolition of existing conservatory.
- l. P0089/18/FUL** - 31 Bigstone Grove, Tutshill.
Erection of a single storey extension and front canopy with associated works. Demolition of existing conservatory.
- m. P1817/17/LBC** - Gloucester House, Gloucester Road, Tutshill.
Listed Building Consent for works to dwelling including external rendering, waterproofing basement, replacement wiring, boilers, skirting boards and fireplace. New external window to basement. (Part Retrospective).
- n. P1663/17/FUL** - Land between 12 & 10A Loop Road, Beachley.
Erection of a detached dwelling house with associated works.
- o. P0044/18/DISCON** – The Liam Bond Golf Academy, Tidenham.
Discharge of Condition 03 (Planting specifications) of planning permission P1563/17/FUL.

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- p. **P0458/18/FUL** - Underwood Farm, Rosemary Lane, Stroat.
Proposed conversion of redundant building into holiday accommodation.
- q. **P1976/17/FUL** - The Old Police House, 2 Gloucester Road, Tutshill.
Erection of a detached dwelling with associated works.
(See point 14c of this minute).

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

- a. **P1937/17/APP** - Land North of Gloucester Road, Tutshill.
Approval of Reserved Matters pursuant to outline planning permission P1530/14/OUT for residential development for 91 dwellings, access, parking, public open space, landscaping and associated infrastructure.
Revised documents were considered prior to the Amenities Meeting of 9th May 2018 with Cllrs Powell, Gregory & Bollen.
No further comments submitted

11 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **APP/P1615/W/17/3191969** - P1077/16/FUL - Bishton Lane, Tidenham.
Appeal lodged against FoDDC refusal to grant permission.
Pending

12 TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. To consider the closure order for footpath FTM19.
Resolved to note.
- b. To consider the order to close the road from A48 to Cross Hill.
Resolved to note.

13 TO REPORT ON HIGHWAY ISSUES

- a. Dual roundabout.
Highways Department are trying to source alternative funding.
- b. 30mph sign.
Due to be replaced last week. To be confirmed
- c. Two advertisement signs on highway
Highways dealing.
- d. Sedbury Lane
Reported to PROW.
- e. Car in gateway to rec ground
No further information received.

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

- a. Cllr Gregory reported potholes Inner Loop Rd and Wyebank Close.
- b. Cllr O'Toole reported a gully repair in Castleford Hill has had barriers in place for some time without apparent activity.
- c. Cllr O'Toole asked if the permission given to planning application P1976/17/FUL - The Old Police House, 2 Gloucester Road, Tutshill had taken account of the exit being onto a bus-stop layby.

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- d. Cllr Drew reported rippling on the surface of Beachley Rd roundabout.
- e. Cllr Birch commented on the lack of gutter clearance in the parish.
- f. Cllr Bollen reported a tree in Maddock Rd has been pollarded and asks if GCC are aware.
- g. Cllr Powell produced a letter from a parishioner complaining of the state of the pathway and road in the Wyebank area for especially mobility scooter users.

15 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 27th June 2018

There being no other business the meeting closed at 8.21pm.