

Minutes of Planning, Development Control & Highways Committee Meeting held on 27<sup>th</sup> June 2018 at 7.00pm at Tidenham War Memorial Hall.

**Present:**

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

Officers: Kevin Duffin – Administrative Assistant (Minutes).

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**1 ATTENDANCE**

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

**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 23<sup>rd</sup> May 2018.  
**After a minor** correction the minutes were approved as a true record.
- b. **To consider** any matters arising from those minutes.  
**Cllr Tullett** asked about planning application for two houses at the Rising Sun as 'For Sale' notices have been displayed. FoDDC have not approved discharge of some conditions pending further investigation but commercial aspects are not a matter for the parish council.

**4 PUBLIC CONSULTATION**

- a. **To receive and consider any questions from the Public** which may be answered but not debated.
  - i. Four members of the public were present; one a junior.  
One member gave an overview of development plans which he has recently discussed with FoDDC Planning Department and which will soon become a formal application. The committee thanked him for the presentation.
  - ii. Another member was there to talk about agenda item 7c (see agenda point).

**5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES**

- a. **To consider** the email received regarding the new planning procedures PIP & TDC.  
**Resolved** that the committee will wait to see what happens in practice before considering any changes.
- b. **To consider** the Gloucestershire Minerals Local Plan.  
**Resolved to Note.** The report contains 187 pages and is highly technical. Individuals are left to comment if they wish but the committee feels it is not qualified to comment.

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## 6 TO CONSIDER OTHER PLANNING ISSUES

- a. **To consider** the invitation from Monmouthshire County Council to comment on the proposed riverside pavilion in Chepstow.  
**Resolved** to decline making a comment.

## 7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0060/18/DISCON** - St Luke's Church, Coleford Road, Tutshill.  
Discharge of conditions 03 (Door details) and 04 (Flue details) of planning permission P0739/16/FUL.  
**No objection**
- b. **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**
- c. **F/18/00329/PRMMV** - The National Diving and Activity Centre, Day House Quarry, Tidenham.  
Minor Variation.  
**A member** of the public reported that the on-line application gave no information about the content of the application and the site notice, which was wrapped around a lamppost, was also very difficult to read.  
**The Administrator** agreed that the web application was lacking in detail and that a 'paper copy' had not been received; there was, therefore, no application to consult upon.  
**The Chairman** asked whether it was within the parish councils remit to be consulted on licensing issues and if so whether they should be considered in the Planning Committee.  
**Resolved** that the Administrator will speak to FoDDC Licensing Department regarding this application and applications in general and report to a future meeting.
- d. **P0815/18/LD1** - The Waldins, Wibdon Farm, Stroat.  
Application under Section 191 to determine whether the occupation of the dwelling without compliance with the agricultural occupancy condition of planning permission F.7621/C L.7142 is lawful.  
**Objection.** The planning conditions from 1974 are still in force therefore if the current tenant is not related to agriculture the condition is being breached and therefore it is not lawful.

## 8 TO NOTE PLANNING DECISION TAKEN BY FODDC & GCC

- a. **P0029/18/DISCON** - Land North of Gloucester Road, Tutshill.  
Discharge of condition 16 (noise levels) of planning permission P1530/14/OUT.  
**Consent**
- b. **P0042/18/DISCON** - Principality House (Warehouse), Beachley Road, Sedbury.  
Discharge of conditions 04 (Roofing and external materials), 06 (Landscaping), 07(Surface water drainage), 08 (Public sewerage), 09 (Roof lights), 10 (Biodiversity enhancement), 11 (External lighting scheme) and 13 (Privacy screen) of planning permission P1670/17/FUL.  
**Consent**

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- c. **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.

**Consent**

- d. **P0193/18/LD1** - The Warden's Lodge, Tintern Quarry, Tidenham Chase.  
Application under Section 191 to establish whether the use of warden's lodge as a dwelling is lawful.

**Refused**

- e. **P1301/17/ADV** - St Johns on the Hill School, Castleford Hill, Tutshill.  
Advertisement consent for x4 hoarding signs advertising the school, entrance sign and welcome sign. (Retrospective).

**Consent**

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

- a. **None**

## **10 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.

**Appeal allowed.**

## **11 TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES**

- a. **To consider** the letter received regarding parking restrictions on the B4228.  
**Resolved to note.**
- b. **To consider** the email regarding the naming of a new development.  
**Resolved to write** to the FoDDC expressing the Councils disappointment at the name chosen in preference to a well valued parish councillor.

## **12 TO REPORT ON HIGHWAY ISSUES**

- a. The Old Police House exit being onto a bus-stop layby.  
The issue was formally considered in the planning decision.
- b. Pollarded tree in Maddock Rd.  
Reported to the County Arborist.
- c. Footpath FTM80.  
Resolved.
- d. The proposed pedestrian crossing in Gloucester Rd.  
The Planning Officer has informed the council that a highway works agreement has been given for the proposed footway and crossing and will be raised with the applicant.

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

- a. Cllr Gregory reported that not all verges had been cut during a recent grass cut along Loop Rd.
- b. Cllr Gregory asked for action to be taken about the mobile advertising sign on the A48 outside the National Dive and Activity Centre.
- c. Cllr Bollen reported that several people had commented that the old newsagents in Sedbury is being converted into a café and they asked if planning permission had been sought for the change of use.
- d. Cllr Bollen reported that a recent TV programme indicated that the announced closure of Sedbury Army Camp might not take place.
- e. Cllr Birch reported that the entrance from Gloucester Rd to the development land north of Gloucester Rd (91 houses) has been opened and we should monitor it for any contamination from site traffic.
- f. Cllr Powell reported that when the grass along Wyebank Rd was last cut the contractor did not clear the cut grass from the side of the road which could lead to drain blockage.

## **14 TO CONFIRM THE DATE OF THE NEXT MEETING**

**Next meeting 25<sup>th</sup> July 2018**

**There being no other business the meeting ended at 8.37pm.**