

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 22nd August 2018 at 7.00pm at Tidenham War Memorial Hall.

Present:

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

Cllr Evans attended as a member of the public.

Officers: Kevin Duffin – Administrative Assistant (Minutes).

AGENDA

1 ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
Apology received from Cllr O'Toole.
- b. **To consider** for acceptance those apologies received with reasons for absence.
Resolved to accept the apology from Cllr O'Toole.

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 25th July 2018.
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.
Cllr Evans attended to voice complaints from residents who had contacted him about working practices at the Bellway Homes development in Gloucester Rd. Practices which are contrary to the planning documents or the Construction Management Plan have been reported to the Case Officer at FoDDC by concerned residents. The Admin Assistant also referred to other complaints reported up to eight weeks ago.
Resolved that the Admin Assistant will write to FoDDC Enforcement Officer to ask that the site manager is contacted to ensure that any deviations from plan are rectified at this stage and that construction activities are carried out according to the agreed management plan.

5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To consider** the email received regarding the Bellway Development in Gloucester Rd.
Resolved as per agenda item 4a.

6 TO CONSIDER OTHER PLANNING ISSUES

- a. **To consider** contacting the developer and/or the District Council Planning Department to see if renovation of the raised stone roundabout and maintenance of a flowerbed could be linked to the development to build ten flats on the land next to the roundabout.

Resolved to write to the FoDDC Planning Department to see if work to the roundabout could be linked to the development of ten flats next to the roundabout. Alternatively the Parish Council could consider finding the initial work.

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0716/18/FUL** - Sheepcot Farm, Miss Grace's Lane, Tidenham Chase.

Conversion of main dwelling to visitor centre, café, shop, offices and staff accommodation including alterations and restorations to barn/veterinary hospital lean-to, plus the conversion of a former milking parlour to create visitor and staff toilets and the upgrade of the former dairy to create a shop for the selling of donated goods with associated car park and works.

The Parish Council has no objection in principle to this application; however, residents of Miss Gracie's Lane have raised valid concerns that the access lane is not of a suitable standard to accept the extra traffic. The lane's surface is largely un-metalled and it seems the ownership is not established. We think it incumbent on the Planning Department to address these concerns with a suitable highways audit and ensure the access road is fit for purpose or can be made fit for purpose should permission be granted.

- b. **P1108/18/FUL** - 1 Church Cottages, Beachley.

Conversion of existing garage into granny annexe with alterations and raised roof to create first floor level and erection of a single storey garage with associated works.

No objection

- c. **P1149/18/FUL** - 6 Offa's Close, Sedbury.

Erection of a side extension, two storey to the front with attic to rear.

No objection

- d. **P0081/18/DISCON** - Land Adjacent 12 Loop Road, Beachley.

Discharge of Condition 07 (Surface water drainage) of planning permission P1663/17/FUL.

No objection

- e. **P1188/18/LBC** - Court Park Barn, Tidenham.

Listed building consent for the installation of first floor level over existing hallway to provide ground floor bedroom and first floor play area with associated works. (Retrospective).

No objection

- f. **P1187/18/FUL** - Court Park Barn, Tidenham.

Installation of first floor level over existing hallway to provide ground floor bedroom and first floor play area with associated works. (Retrospective).

No objection

- g. P0875/18/FUL** - Spring Cottage, Coleford Road, Woodcroft.
Erection of a two storey side extension connecting existing dwelling and outbuilding to provide kitchen/dining room and additional accommodation.

No objection

- h. P1105/18/FUL** - 3 Tyler's Way, Sedbury.
Erection of a two storey side extension and single storey rear extension with associated works.
Demolition of existing garage and rear lean-to extension.

No objection

8 TO NOTE PLANNING DECISION TAKEN BY FODDC & GCC

The following were all given consent:

- a. 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.
- b. P0021/18/DISCON** - The Village Inn, (Silver Birch 75A & The Laurels 75B), Beachley Road, Sedbury.
Discharge of conditions 04 (Foul and surface drainage), 06 (Contamination Assessment) and 07 (Approved remediation works) of planning permission P1223/16/FUL.
- c. P0346/18/FUL** - The Village Inn, (Silver Birch 75A & The Laurels 75B), Beachley Road, Sedbury.
Variation of condition (02) (approved plans) on P1223/16/FUL to make changes to the approved scheme, including removal of porch roof, changes to materials, reduction in eaves overhang and erection of a fence to the front in lieu of brick wall.
- d. No: P1053/18/FUL** - 12 Orchard Farm Close, Sedbury.
Erection of a two storey extension with associated works. Demolition of existing garage.
- e. P0569/18/FUL** - Chase End, Tidenham Chase.
Erection of an agricultural building and associated works to existing access.
- f. P0072/18/DISCON** - Land between 12 and 10A Loop Road, Beachley.
Discharge of conditions 05 (Habitat management plan), 06 (Construction environmental plan) and 12 (Site and floor levels) of planning permission P1663/17/FUL.

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

The following applications were considered on 22nd August 2018:

- a. P1278/18/FUL** - The Waldins, Stroat.
Removal of Condition B (Occupancy) of planning permission F.7621/C L.7142.

No objection

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- b. **P1303/18/FUL** - The Redding, Mopla Road, Tutshill.
Installation of x2 Velux windows to the east facing roof and x3 Velux windows on the west facing roof.
No objection

10 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **APP/P1615/W/17/3190955** - PO837/17/FUL - Land at St John's on the Hill, Castleford Hill.
Pending

11 TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** email regarding A48 road closure.
Resolved to note.
- b. **To consider** email regarding B4228 road closures.
Resolved to note.
- c. **To consider** email regarding public right of way FTM19 – Tintern Quarry.
Resolved to note.

12 TO REPORT ON HIGHWAY ISSUES

- a. Street signs in Elm Rd and Grahamstown Rd.
Both reported and due for change.
- b. Entrance to Birch Grove development.
The entrance by the slip road has been closed off again.
- c. Grass cutting Buttington Rd.
Two Rivers Housing have accepted responsibility and agreed to four cuts per year with a special one-off cut to clear the overgrowth and debris in the grass patch.

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

- a. **Cllr Drew** has identified 4 or possibly 5 grit bins in the parish and will list any spots that would benefit from a bin to inform GCC Highways Department. Cllr Bollen commented that part of Wyebank Rd tends to have a large ice build-up. The Admin Assistant will also contact Highways to remind them of their promise to add all bus routes in the parish to the primary gritting list.
- b. **Cllr Bollen** reported that the large Oak Tree in Buttington Rd has dropped large branches during recent high winds. They are a danger, especially to the school children who pass under the tree on their way to school after being dropped off in the close by car.
The Admin Assistant with contact Two Rivers Housing.
- c. **Cllr Duff** requested that the Parish Council send a vote of thanks to the Tidenham Historical Society for all their hard work in publishing the recent history of the parish.

14 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 26th September 2018

There being no other business the meeting closed at 8.36pm.