

Tidenham Parish Council

Minutes of Planning, Development Control & Highways Committee Meeting held on 24th October 2018 at 7.00pm at Tidenham War Memorial Hall.

Present:

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

Officers: Kevin Duffin – Administrative Assistant (Minutes).

1 ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
Apologies received from Cllr Birch.
- b. **To consider** for acceptance those apologies received with reasons for absence.
Resolved to accept the apology from Cllr Birch.
Note. A belated apology was received from Cllr Duff.

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** declared

3 MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 26th September 2018.
Cllr Gregory queried the description of the broken road sign in Inner Loop Rd but after discussion the description stands.
Resolved to accept as a true record.
- b. **To consider** any matters arising from those minutes.
Cllr Tullett asked for an update on making improvements to the Ormerod Rd roundabout. The Administrator explained that the new buyer of the old Garage site has not yet been identified.

4 PUBLIC CONSULTATION

- a. **To receive and consider any questions from the Public**
which may be answered but not debated.
Three members of the public attended, two from Barratt Homes, Cardiff and one to observe proceedings. The Snr Land Manager and the Planning Manager from Barratt Homes gave the following report:
 - i. Barratt Cardiff inherited the development from Barratt Bristol and have decided not to challenge the 40% allocation of affordable homes.
 - ii. The development is due to start late spring or summer 2019 and will complete in approximately two years.
 - iii. Recent drain surveys have shown that the developer can approach Welsh Water to gain access to the parcel of parish land to be crossed but Welsh Water would also want to do

the groundworks at a cost of ~£90,000 (and ~£10,000 compensation to the parish). However, if Barratt and the parish can agree access to the land the groundworks could be carried out by Barratt's own team at a much lower cost and the difference used to benefit the parish.

- iv. Work on one garage plot will commence week beginning 5th November 2018 to keep the planning permission valid.
- v. The difference between plot 71 and 74 is the difference between drawing revisions. They both refer to the same plot but on different drawings.

Cllr Powell suggested they contact the Public Rights of Way department and the Offa's Dyke Association regarding routing across Offa's Dyke footpath.

5 TO CONSIDER CORRESPONDENCE RECEIVED RE PLANNING ISSUES

- a. **To consider** the email from FoDDC regarding building regulations.
Resolved to note.

6 TO CONSIDER OTHER PLANNING ISSUES

- a. **None**

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P1372/18/FUL** – 4, Woodcroft Terrace.

Change of use of part of existing garage to annexe accommodation.

Objection

The Parish Council is unable to support this application. The original submitted drawings did not reflect the current state of development and when challenged a new set of "as is" drawings were submitted which do not correlate with the planning permission granted in 2016 and are therefore questionable as a starting point for this current application. Additionally, several residents have questioned calling the garage an "annexe" when in fact it is detached from the house by some distance and would constitute a separate living accommodation. There are also questions raised about the access route from the house to the garage. These points, especially any breach of previous planning conditions, should be clarified before consideration.

- b. **P1570/18/FUL** - High Winds, Sedbury Lane, Tutshill.

Construction of a raised patio.

No objection

- c. **P1556/18/FUL** - The Old Ferry Inn, Beachley.

Change of use of existing public house (A4) to business (B1) and storage and distribution (B8) including associated works and demolition of single storey extensions.

Objection

The Parish Council does not consider this site to be suitable for the storage and transport of construction vehicles involving a low-loader lorry. It will result in an increase in traffic through Sedbury with its two schools and sharp bend. There is also a risk that vehicle movements could interfere with access to the SARA site just beyond the Ferry Inn. The Parish has asked Gloucestershire County Council to consider speed calming measures along Beachley Road

because of frequent speeding and one suggested solution, when budget allows, is to build a chicane into the carriageway which could also be problematic for a low loader.

- d. **P0106/18/DISCON** - Land at Whirls End Beachley Road Sedbury.
Discharge of condition 07 (land contamination assessment) of planning permission P0454/17/FUL.
No objection – note that the DisCon refers to condition 7a only.

- e. **P1469/18/OUT** - Police House, Gloucester Road, Tutshill.
Outline Application for the erection of a detached dwelling with ancillary works. Demolition of existing garages. (All Matters Reserved).
No objection

8 TO NOTE PLANNING DECISION TAKEN BY FODDC & GCC

The following was refused consent:

- a. **P1017/18/FUL** - Buttington Works, Beachley.
Change of use of land for the stationing of 30 park homes. Demolition of existing buildings.

The following were granted consent:

- b. **P1363/18/NONMAT** - Land off Beachley Road, Sedbury.
Non-Material amendment to appeal decision APP/1615/A/14/2220590 to amend the wording to condition 07 from; ' Prior to any development commencing on site, other than that required by this condition, the junction onto the roundabout shall be completed in accordance with the details shown on drawing no. SK02 (Figure 4) Rev D.' To; 'Prior to any development commencing on site, other than the excavation works to the foundations of plot 74 (as identified on reserved matters drawing reference 23415 PL-03 Rev K) and the works required by this condition, the junction onto the roundabout shall be completed in accordance with the details shown on drawing no SK01 (figure 4) REV D.'
- c. **P1327/18/FUL** – Holmleigh, Coleford Road, Tutshill .
Variation of Condition 03 (External Materials) to allow for the change of wall material from brickwork to UPVC on the north elevation of the rear extension. (Retrospective).
- d. **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.
- e. **P1278/18/FUL** - The Waldins, Stroat.
Removal of Condition B (Occupancy) of planning permission F.7621/C L.7142.
- f. **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.

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- 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.
- h. P0156/18/FUL** - 8 Loop Road, Beachley.
Erection of dwelling (revised scheme) incorporating a cantilevered amenity terrace.
- i. P0042/18/FUL** - The Larches, Boughspring Lane, Tidenham Chase.
Erection of a replacement dwelling with associated works. Demolition of existing dwelling and garage.
- j. P0081/18/DISCON** - Land Adjacent 12 Loop Road, Beachley.
Discharge of Condition 07 (Surface water drainage) of planning permission P1663/17/FUL.
- k. P1083/18/TPO** - 1 Sedbury Chase, Tutshill.
Reduction of two lower branches on the northern side of a Turkey Oak within area A1 of TPO50, branches to be reduced to a point in line with the southern boundary of 57 Bigstone Meadow.
- l. P1866/17/FUL** - 8 Loop Road, Beachley.
Provision of gabion retaining structure to retain existing tree and ground from sliding down embankment.

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/17/3190955 – P0837/17/FUL – Land at St John’s on the Hill, Castleford Hill.**
Pending.

11 TO CONSIDER HIGHWAY ISSUES

- a. To Consider** requesting a ban on HGVs using the B4228 between the junction with B4231 and the A48.
Resolved to write to Gloucestershire Highways and the police to raise the issue of the road state and width restriction between Hewelsfield and St Briavels.

12 TO REPORT ON HIGHWAY ISSUES

- a.** Alleyway between Buttington Rd & Wyebank Cl overgrown.
Due for clearance at earliest convenience.
- b.** Parking at the junction of Sedbury Lane & Beachley Rd.
- c.** Steps from Beachley Rd to A48 overgrown.
Due for clearance start November.
- d.** Sharp Bend signs on B4228.
Due for replacement by mid-November.

- e. Pavement slab outside Sedbury chemist.
Due for repair by 26th Oct.

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

- a. Cllr Gregory reported:
 - i. A pot hole opposite 53 Loop Rd.
 - ii. The defibrillator in loop road was making a buzzing sound.
 - iii. Poor visibility (due to overgrown vegetation) where the Link Rd joins the roundabout.
- b. Cllr O'Toole reported two loose manhole covers in Bigstone Meadow.
- c. Cllr O'Toole asked if the council could consider recording who raises and seconds motions and how member vote. To be raised at full council.
- d. Cllr Bollen reported:
 - i. The paving slab and bollard by Tylers Rd have not yet been repaired
 - ii. Speeding along Beachley Road.
 - iii. A hedge is blocking visibility for cars of the access to the road crossing outside the Spar shop.
- e. Cllr Powell reported a faulty street lamp in Edmond Rd and problems with establishing ownership.

14 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 28th November 2018

There being no further business the meeting ended at 8.51pm.