

You are invited to attend a meeting of Tidenham Parish Council's Planning, Development Control & Highways Committee that has been arranged for **Wednesday 27th May 2020** at 7.00pm using the ZOOM video conferencing platform for the transaction of business according to the enclosed agenda.

Yours faithfully,

Mrs Carol Hinton

Clerk to the Council.

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Note: Members of the public are welcome to attend meetings of the Council and Committees, unless specifically excluded due to the confidential nature of the business. Members of the public can ask questions or make representation during item 4 but the council cannot make a decision on any matter which is not specified on the agenda.

AGENDA

1 ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
- 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.

3 MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 26th February 2020.
- b. **To consider** any matters arising from those minutes.

4 PUBLIC CONSULTATION **

To receive and consider any questions from the Public which may be answered but not debated.

5 TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

- a. **To consider** potential sites for housing or employment for submission to FODDC and their "Call for Sites" notice (SHELAA).
- b. **To consider** complaint received from a local resident with regards the level of noise coming from the new Brunel Quarter development (old Fairfield Maybe site).

6 TO CONSIDER OTHER PLANNING ISSUES

None.

7 TO CONSIDER PLANNING APPLICATIONS RECEIVED ***

- a. **P0470/20/FUL** – Land at Whirls End, Beachley Road, Sedbury, Chepstow, NP16 7EY.
Variation of condition 02 (approved plans) of planning permission P1266/19/FUL to allow for infill to the rear of both dwellings.
- b. **P0553/20/FUL** – 1 Castle View, Tutshill, Chepstow, NP16 7EA.
Erection of a single storey extension to provide annexe accommodation with associated works.
- c. **P0560/20/FUL** – 11 Severn Avenue, Tutshill, Chepstow, NP16 7EF.
Erection of a single storey extension with pitched/hipped roof and associated internal alterations. Demolition of an existing extension.
- d. **P0357/20/FUL** – Spital Meend, Lancaut Lane, Woodcroft.
Erection of a pool house and leisure building with glazed link connecting to the existing dwelling. Erection of a garage with associated works including alterations to internal layouts for both the dwelling and annexe.

Demolition of downstairs toilet room in the main dwelling, store attached to annexe, 2 No. outbuildings and existing garage.

8 TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC

- a. **P1715/19/PQ3PA** – Top Barn, Rosemary Lane, Stroath, Chepstow, NP16 7LX.
Prior notification for the conversion of agricultural building to a residential dwelling and associated operational development.
Decided/Approved.
- b. **P1912/19/FUL** – 83 Beachley Road, Sedbury, Chepstow, NP16 7AA.
Erection of a two storey extension with associated works.
Consent/Full Permission.
- c. **P1913/19/FUL** – 16 Beachley Road, Tutshill, Chepstow, NP16 7EG.
Erection of a single storey rear/side extension, installation of dormer window and provision of attic room with associated works.
Consent/Full Permission.
- d. **P0104/20/TPO** – St Johns On The Hill School, Castleford Hill, Tutshill, Chepstow, NP16 7LE.
Works to Trees in accordance with the submitted Tree Assessment 2019 (Tree numbers 63, 76, 78, 86, 87 only).
Trees covered by T1, G1, T3 and T4 of TPO218.
Consent/Granted Permission.
- e. **P0109/20/FUL** – 23 Bridget Drive, Sedbury, Chepstow, NP16 7AR.
Erection of a first floor rear extension with associated works.
Consent/Full Permission.
- f. **P0193/20/FUL** – 5 Woodcroft Terrace, Woodcroft, Chepstow, NP16 7QA.
Erection of a first floor rear extension.
Consent/Granted Permission.
- g. **P0075/20/TPO** – 8 Piermont Drive, Tutshill, Chepstow, NP16 7EB.
Reduce x 1 Yew Tree covered by A1 of TPO152 by a maximum of 3m in height.
FoDDC – Consent/Granted Permission.

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

The following decisions were taken by Tidenham Parish Council under the delegated COVID-19 operating procedures (emails) and decisions taken by FODDC since the last committee meeting.

- a. **P0221/20/FUL** – Sheercliffe, Coleford Road, Tidenham, Chepstow NP16 7JD.
Erection of a replacement dwelling with associated garage, landscaping and works. Demolition of existing dormer bungalow.
Tidenham Parish Council objects to this application for the following reasons:
- **The planning application and proposed new building are significantly larger than the building being demolished and replaced.**
 - **The planning application has a mix of styles being used.**
 - **The proposed building does not take into account the character of the countryside and surrounding properties.**
- FoDDC - Application has been withdrawn, and no further action will be taken on it.**
- b. **P1841/19/FUL** – Overrock, Stoulgrove Lane, Woodcroft, Chepstow, NP16 7QE.
Raise roof sections on gable ends to provide additional bedrooms in the loft space. Erection of single storey extension with associated works.
Tidenham Parish Council objects to this application due to the previously stated loss of privacy and the use of obscure glazing not fully overcoming the Parish Councils original objections.
FoDDC - Full Permission/Granted Permission.
- c. **P0266/20/FUL** – 38 Inner Loop Road, Beachley, Chepstow, NP16 7HF.
Proposed front entrance porch.
Tidenham Parish Council supports this application.
FoDDC - Full Permission/Granted Permission.
- d. **P0316/20/FUL** – 37 Grahamstown Road, Sedbury, Chepstow, NP16 7AD.
Erection of a single storey extension with associated works.
Tidenham Parish Council supports this application subject to Highways approval for the relocation of the access drive.
FoDDC - Full Permission/Granted Permission.

- e. **P0367/20/ADV** – Edge of Field, to south of A48 at Tidenham.
Advertisement consent for the erection of 1 no. non illuminated freestanding ‘V’ board sign.
Tidenham Parish Council objects to this application based this signage being a distraction to traffic, very near to the Tidenham Lane junction and a highways safety issue with the volume of cars and lorries using the busy A48.
FoDDC – Refused.

The following decisions were taken by Tidenham Parish Council under the delegated COVID-19 operating procedures (emails).

- f. **P1689/19/FUL** – Transport Depot, Tidenham Chase, Chepstow, NP16 7JW.
Change of use of land to B8 use class. (Retrospective).
Tidenham Parish Council objects to this application for the following reasons:
- **Original usage of the site was never intended as an industrial and/or material storage site and the further change of use resulting in further development would constitute a significant harm to biodiversity and pollution of the woods.**
 - **Unsuitable business expansion from a parking lot (B2) to a storage site in a forest area and an area of outstanding natural beauty.**
 - **Change of use of the land to a B8 compound would open the way to developing the site further into an industrial estate in the middle of an AONB.**
 - **The size and weight of the additional (Diesel) trucks carrying the materials constitute a further road traffic hazard on unsuitable roads and having a negative environmental effect.**
- g. **P1689/19/FUL** – Transport Depot, Tidenham Chase, Chepstow, NP16 7JW.
Change of use of land to be used by Multi-Crete Concrete and Concrete Pumping Ltd. for the storage, mixing and distribution of materials in connection with the supply of concrete (Sui Generis) (Retrospective) (Revised Description).
Tidenham Parish Council supports the revised description for this application but objects to the objectives of this planning application as the Council previously advised. Council’s objections are as listed below:
- **Original usage of the site was never intended as an industrial and/or material storage site and the further change of use resulting in further development would constitute a significant harm to biodiversity and pollution of the woods.**
 - **Unsuitable business expansion from a parking lot to a storage site in a forest area and an area of outstanding natural beauty.**
 - **Change of use of the land to an industrial compound would open the way to developing the site further into an industrial estate in the middle of an AONB.**
 - **The Council expects the applicant to comply with the Environmental Permitting Regulations 2016 (EPR) and apply for an environment permit before an amended application for change of use should be decided on.**
 - **The size and weight of the additional (Diesel) trucks carrying the materials constitute a further road traffic hazard on unsuitable roads and having a negative environmental effect.**
- h. **P0352/20/FUL** - 12 Tylers Way, Sedbury, Chepstow, NP16 7AB.
Erection of a two storey extension and garage. Demolition of existing garage and rear porch.
Tidenham Parish Council supports this application.
- i. **P0357/20/FUL** – Spital Meend, Lancout Lane, Woodcroft, Chepstow.
Erection of a pool house and leisure building with glazed link connecting to the existing dwelling. Erection of a garage with associated works including alterations to internal layouts for both the dwelling and annexe. Demolition of downstairs toilet room in the main dwelling, store attached to annexe, 2 No. outbuildings and existing garage.
Tidenham Parish Council supports this application.
- j. **P0360/20/FUL** – Land at Whirls End, Beachley Road, Sedbury, Chepstow.
Variation of condition 02 (approved plans) of planning permission P1266/19/FUL to allow for revised drainage scheme.
In the Parish Council’s opinion a well informed decision on this application requires specialist knowledge of draining and flood prevention. As there is no updated report from the Flood Risk Engineer added to this application, the Council has decided to oppose the application until a revisited Flood Risk report is available".

10 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **P1312/19/FUL** - Little Orchard, Penmoel Lane, Woodcroft, Chepstow, NP16 7LG.

Variation of conditions 02 (approved plans) and condition 05 (windows) of planning permission P0871/15/FUL to allow for all first-floor rear windows to be restricted opening, for the bedroom and wardrobe windows to be clear glazing and to allow for the hedge height to be maintained at 2.4m .

To note that Tidenham Parish support of the appeal by the applicants was submitted online to the Planning Inspectorate ref: APP/P1615/W/19/3243655e on 5th March 2020.

- b. **To note** a Section 77 letter and response was received regarding the collapse of land on to the sea wall at The Old Ferry Inn Business Centre, Beachley.

11 TO CONSIDER HIGHWAY ISSUES

- a. **To consider** report from Councillor Drew that there are no dropped kerbs for wheelchairs to cross Wyebank Road.
- b. **To consider** report from Councillor Hartford-Beynon of speeding through Woodcroft.
- c. **To consider** request from GCC Highways if the gap between railings on class 6 highway / footpath 99 that runs adjacent to number 33 Tylers Way can be widened to allow wheelchair access.

12 TO REPORT ON HIGHWAY ISSUES

- a. **To note** all temporary road closures notices, blanket order & closure form and road work bulletins etc received since the last committee meeting have been distributed by email to councillors.
- b. **To note** complaint received from a local resident of potholes in Beachley Road Road between Wyebank Avenue and Sedbury Lane roundabout.
- c. **To report** complaint of two dead Birch trees along King Alfred's Road next to the skate park playing field near Offa's Close.

13 TO CONSIDER NOMINATED COUNCILLOR TO RECEIVE PLANNING DOCUMENTS FOR JUNE

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

15 TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 24th June 2020.

**** Allows a period not exceeding fifteen minutes for members of the public to make statements and ask questions of the Committee. This item does not preclude Suspension of Standing Orders by the Committee to allow participation on Items on the Agenda.**

i) Each person will be required to state his or her name and address.

ii) Each person will be allowed no more than three minutes plus a brief follow-up to any answers given by the Committee.

iii) Questions may be answered but not debated by the Committee.

iv) Any issues that the Committee considers require consideration should be referred to the next meeting of the Committee or deferred to the next Full Council Meeting.

***** Planning Applications - A member of the public can address the Committee after registering with the Clerk before the commencement of the meeting. The total time allowed for all representations for each application is six minutes. Council recommends the selection of a spokesperson where more than one person wishes to present a particular view. Speakers will not be permitted to enter into debate with members, officers or each other nor cross examine the applicant, objectors or supporters or any other party or any Councillor.**

Members of the public wishing to speak at the meeting should contact the Clerk by email or telephone by 12 noon on the day of the meeting. The Clerk will allocate a time to the member of the public after which he/she will be invited to join the Zoom meeting.