

Minutes of Planning, Development Control & Highways Committee Meeting held on 26th February 2020 at 7.00pm at Tidenham War Memorial Hall.

Present: Councillors: Koning (Chairman), Drew, Powell, O’Toole, Tullett and Wall.
Officers: David Stevens (Clerk’s Assistant).

1. ATTENDANCE

- a. **Resolved to receive** apologies for absence from those councillors unable to attend from Councillor Bollen.
- b. **Resolved to accept** those apologies received with reasons for absence from Councillor Bollen.

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. **Resolved to approve** as a correct record the minutes of the meeting held on 22nd January 2020.
- b. **To consider** any matters arising from those minutes.

There were none.

4. PUBLIC CONSULTATION

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

There were no members of the public.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

Resolved to consider the request by FODDC in their “Call for Sites” notice (SHELAA) dated 11 February for suggestions where land in Tidenham could be used for housing and employment. Councillors discussed various locations and those suggested from the previous Local Plan submission. The Clerk’s Assistant to obtain a copy of the previous submission. A 2020 list of potential sites will be discussed at the next meeting.

6. TO CONSIDER OTHER PLANNING ISSUES

There were none.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0716/18/FUL** – Sheepcot Farm, Miss Graces Lane, Tidenham Chase, Chepstow, NP16 7JR.
Conversion of main dwelling into visitor centre, café, shop, offices and staff accommodation. Alterations to barn lean-to to form four stables and veterinary hospital. Conversion of a former milking parlour to create lavatories for visitors and the staff. Renovation of former dairy to create a shop for the selling of donated goods. Plus associated car park and works.

Tidenham Parish Council supports this application, subject to the following:

- Tidenham Parish Council previously commented on 23rd August 2018 and these comments are deemed to be still valid. Residents of Miss Grace’s Lane have raised concerns that the access road is not of a suitable standard to accept the extra traffic. The lane’s surface is largely un-metalled and Tidenham Parish Council committee is of the opinion that a detailed Highway’s audit takes place to ensure the access road is fit for purpose or can be made fit for purpose should permission be granted.
- Tidenham Parish Council would like to request a 20mph speed limit on Miss Graces Lane from the junction with the B4228 to Sheepcot Farm due to increased traffic and the number of concealed property entrances.
- All Public Rights Of Way including footpaths are left unimpeded and maintained.

- 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 short distance to neighbouring properties and having windows overlooking these neighbouring properties with related privacy reasons.

- c. **P0109/20/FUL** – 23 Bridget Drive, Sedbury, Chepstow, NP16 7AR.

Erection of a first floor rear extension with associated works.

Tidenham Parish Council supports this application.

- 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.

Tidenham Parish Council supports this application.

- e. **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.

Tidenham Parish Council supports this application.

- f. **P0193/20/FUL** – 5 Woodcroft Terrace, Woodcroft, Chepstow, NP16 7QA.

Erection of a first floor rear extension.

Tidenham Parish Council supports this application.

8. RESOLVED TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC

- a. **P0093/19/DISCON** – Land North of Gloucester Road.

Discharge of condition 11 (Construction Method Statement), 22 (CEMP) and 23 (LEMP) relating to planning permission P1530/14/OUT.

Consent/Granted Permission.

- b. **P0774/19/FUL** – Severn Bridge Park Homes, Former Buttington Works, Beachley, NP16 7HQ.

Change of use of disused industrial site to extend adjacent existing park homes site with 30 residential park homes. Demolition of existing buildings. (Resubmission), with extended Flood Wall Defence.

Refused. Reasons for refusal were discussed.

- c. **P1864/19/FUL** – The Rising Sun, Coleford Road, Woodcroft, Chepstow, Gloucestershire, NP16 7HY.

Erection of a first floor extension over existing public house kitchen and toilets to provide additional accommodation with associated works.

Refused.

- d. **P1872/19/APP** – Land At Ormerod Road Sedbury Chepstow.

Approval of reserved matters - detailed plans showing the layout, appearance and landscaping of the site.

Consent.

9. RESOLVED TO NOTE PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS (s101)

There were none.

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **Resolved to note** the councillors discussed reasons to support an appeal by the applicant following refusal of planning permission for **P1312/19/FUL** - Little Orchard Penmoel Lane Woodcroft Chepstow NP16 7LG. The councillors voted on supporting the appeal and the outcome was four councillors in favour and two councillors against. **Resolved to send** an email or letter to the planning inspectorate ref: APP/P1615/W/19/3243655 in support of the appeal. Councillor Koning to action.

11. TO CONSIDER HIGHWAY ISSUES

There were none.

12. TO REPORT ON HIGHWAY ISSUES

- a. **Resolved to note** Road Works Bulletins for period 24th January to 23rd February received and emailed to councillors.
- b. **Resolved to note** Bishton Lane road closure notice for 2nd to 3rd March 2020.
- c. **Resolved to note** proposed road works and traffic restrictions in Sedbury for Barrett's Homes development, Gas mains work and Gigaclear broadband upgrades.

- d. **Resolved to report** to GCC Highways the increased numbers of heavy lorries using Coleford Road (B4228) and Gloucester Road to access the A48 and the Forest of Dean area. The Clerk's Assistant to draft a response to GCC Highways and MP.
- e. **Resolved to note** communication received from a resident regarding pot holes and the overall condition of the section of Beachley Road leading up to the sharp bend into Sedbury. Councillors asked the Clerk's Assistant to request the resident report these issues on the GCC Highways Report-It website. Councillors also asked if the Clerk's Assistant can write to the Police and ask if they report highways issues when doing their patrols.

13. FEBRUARY PLANNING DOCUMENTS

- a. **Resolved** Councillor Koning will receive planning documents for February.

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

- a. Councillor Koning – he and councillor Wall are proposing to walk Castleford Hill and using the GCC Highways safety inspection manual and report the various defects with photos and measurements. This report is to be presented to Council and depending on the results of the survey discussed with Brian Watkins, a copy sent to the local MP as well as GCC Councillor responsible for Highways and Patrick Molyneux.
- b. Councillor Koning suggested that Councillors, when they are faced with relevant issues in the parish which require an intervention consider whether or not they can resolve the issue in the first instance by contacting the appropriate agencies, rather than, as a default, request the Clerk's Office to intervene. At a Council/Committee meeting further action can be decided on if required. This is to guarantee that the Clerk's Officers, who are both part-timers, can dedicate their time more efficiently.
- c. Councillor Wall – reported the school flashing lights going north towards the school were not working. Councillor Powell advised that there were previous issues with light timing when the clocks changed between summer time and GMT. The Clerk's Assistant advised there is an open report with GCC Highways to have these lights repaired, the school has been informed.
- d. Councillor Tullett – reported flooding in Sedbury lane and will report on the GGC Highways Report-It website.
- e. Councillor O'Toole – reported a caravan with its tow hook overhanging the pavement causing an obstruction and possible safety concern for pedestrians in Elm Road. Councillor Koning also advised of a large skip placed in a front garden of a property in Elm Road also overhanging the Pavement. The Clerk's Assistant was asked to investigate who these concerns should be reported to.
- f. Councillor Powell – asked about the date and venue for the Annual Parish Meeting. Councillor Koning replied this is currently being considered and will be communicated shortly.
- g. Councillor Powell – reported the spillage of aggregate next to the compound in Wyebank Road and the reporting of this on Facebook. Councillor Powell also advised the spillage was cleaned up shortly after.
- h. Councillor Drew – Reported the developers in Ormerod Road were now using two entrances to the development site and that the grass verge has been churned up by the vehicles entering and exiting the site. Councillor Drew reiterated that the planning application confirms the developers to reinstatement verges when the development is complete.

15. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 25th March 2020.

The meeting closed at 20.43hrs.

THE LOCAL AUTHORITIES AND POLICE AND CRIME PANELS (CORONAVIRUS) (FLEXIBILITY OF LOCAL AUTHORITY AND POLICE AND CRIME PANEL MEETINGS) (ENGLAND AND WALES) REGULATIONS 2020.

These minutes were approved by all Councillors at a virtual meeting of the Parish Council held under the above regulations during the Covid 19 lockdown period on 27th May 2020 and deemed to have been signed as of that date.