

Tidenham Parish Council

Planning, Development Control and Highways Committee 2019/2020

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Minutes of Planning, Development Control & Highways Committee Meeting held on 22nd January 2020 at 7.00pm at Tidenham War Memorial Hall.

Present: Councillors: Koning (Chairman), Bollen, Drew, Powell, O'Toole, Tullett and Wall.
Officers: Clerk's Assistant (David Stevens).
Six members of the public.

1. ATTENDANCE

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

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.
Councillor Koning declared he may have a pecuniary interest in agenda item 7a and that he had consulted with the Clerk who advised it was not a disclosable pecuniary interest and as such did not affect his participation in the meeting.

3. MINUTES OF PREVIOUS MEETING

- a. **Resolved to approve** as a correct record the minutes of the extraordinary meeting held on 11th December 2019.
- b. **To consider** any matters arising from those minutes.
There were none.
- c. **Resolved to approve** as a correct record the minutes of the meeting held on 18th December 2019.
- d. **To consider** any matters arising from those minutes.
Resolved with regards item 14.d in minutes to proactively request GCC Highways install pedestrian crossing, pedestrians in road or similar warning signs near the Beachley Road and Wyebank Road roundabout.

4. PUBLIC CONSULTATION

Resolved to accept that item 7a be taken out of order by decision of the Chairman, due to the number of members of the public present with regard to that item.

Resolved to note Councillor Powell requested that due to his pecuniary interest Councillor Koning leave the room while the committee considers this agenda item. Councillor Koning did leave the room and Councillor Tullett chaired items 4a and 7a and the public consultation on that item.

- a. Dr Hayes spoke on behalf of five local residents who attended the meeting and raised concerns about planning application **P1864/19/FUL** – The Rising Sun, Woodcroft. These concerns included:
 - i. Inaccuracies in the documents submitted by the owners agents with regards the development.
 - ii. The property is a public house with accommodation, which is not currently trading and not a former public house as stated in the planning application.
 - iii. The change of use from A4 Public House to C3 residential dwelling, for the two first floor flats is not mentioned in the application. The change of use was previously rejected after appeal.

- iv. The Rising Sun Pub is currently the subject of a Compulsory Purchase Order which was served by the Forest of Dean Council on 25th November 2019.
 - v. Reasons for the Compulsory Purchase Order include a real danger of loss of the community facility and the fact the current owners have owned the building since December 2012 and allowed it to deteriorate and fall into disrepair. There are no other community facilities in Woodcroft and the loss of the pub is considered significant to the community.
 - vi. The owners of the Rising Sun put the pub on the market in 2017 at an inflated price and refused two offers of purchase which were above formal valuation values. There were no other offers of purchase.
 - vii. The windows of at least one of the first floor flats will overlook the house and gardens of the neighbouring Old Station House property.
 - viii. Gloucestershire County Council Highways has recommended refusal based on insufficient evidence to demonstrate safe and suitable access that gives priority to pedestrians and cyclists.
- b. Ms Ryman raised concerns about future planning applications and the Parish Councils position following the withdrawal of planning application **P1574/19/OUT** - Land South of A48 Tutshill. It was noted by Councillor Koning that this planning application has been withdrawn and future applications will be considered by the Parish Council. It was also discussed that the Parish Council will be requesting a meeting with the head of Forest of Dean Planning to see how planning applications can be better reviewed.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

There were none.

6. TO CONSIDER OTHER PLANNING ISSUES

There were none.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

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

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

Tidenham Parish Council objects to this application for the following reasons:

- i. This planning application is untimely as the decision by the Secretary of State on the Compulsory Purchase Order is still pending. Forest of Dean County Council has however advised Tidenham Parish Council to consider this application.
- ii. The Planning application is faulty because the applicant is of the wrong opinion that the building already has C3 residential dwelling status as it was used in the past as accommodation for the publican. As the planning application includes 2 separate flats independent of the public house space a change of use from A4 Pub to C3 Residential Dwelling should be submitted first. A change of use application, P1355/13/FUL, was previously refused by the Forest of Dean District Council.
- iii. The permanent loss of the pub use would be harmful to economic interests as a source of local full time and part time employment and tourism services contrary to local plan policy CSP.7.
- iv. The consequential loss of the pub use which is inseparable from its special interest as a heritage asset (the location of the building goes back to 1800) would cause demonstrable

harm, contrary to local plan policy CSP.1, AP.5 and national policy for the protection of heritage assets.

- v. If the flats are sold independently of the public house this could predictably trigger the permanent loss of the public house use which is protected by listing as an Asset of Community Value because it could be made economically unviable. This would be contrary to Local Plan policy CSP.8, and national policy for the protection of rural services and valued community facilities. A community hub as proposed by 'Save Our Sun' would also help in reducing loneliness primarily by single and older people in Woodcroft. On the basis of 2016 figures (OCSI) Tidenham parish has 26.9 % of pensioner households of which a large proportion will be living in the vicinity of The Rising Sun which could operate as a meeting point. A community hub would also enable local residents to be involved in volunteering for the pub/hub. We refer to "Loneliness and social isolation in Gloucestershire" (Parsons, 2016).
- vi. The drawings of the proposed plan are not detailed and fall short of the quality and detail to be expected for this kind of development; usually planning applications for minor developments to this Committee are in much more detail.
- vii. The applicant's plan intends to retain a public house on the ground floor while the two flats above would be available to the open market. For such a new outfit to be practically possible there should be a more detailed plan in place to address potential sound separation. National policy requires that applicants for permission adopt the 'agent of change' principle in the NPPF at para 184 which stipulates that they should ensure that established uses are not compromised by residential development nearby. It is also contrary to local plan policy AP.3 (mixed uses and proximity) and AP.4 (design). Furthermore the plan lacks any detail of a business case to make the proposal for the retention of a pub a viable one. Should the FoDDC consent to this application, which we oppose, there should be strict conditions on refurbishment and reopening.
- viii. The Plan shows that at least one of the flats windows would overlook the rear garden of The Old Station House, harming their privacy and amenity, which is contrary to Local Plan policy for good design CSP.1 and AP.3 (mixed uses and proximity) and national policy. The Committee wishes to refer to Application P1312/19/FUL, relating to first floor windows at Little Orchard Cottage, Penmoel Lane, Woodcroft, which was recently refused by FoDDC because of potential privacy infringement.
- ix. The site is unsuitable for development as independent dwellings as there is very little public transport. A local bus is available once a day twice a week which means that full time residents would be required to use a private car for all of their day to day needs such as work, health, education and shopping which is unsustainable and contrary to policy on climate change Local Plan policy CSP.2 and sustainability CSP.1 and AP.1.

b. P0055/18/FUL – Day House, Tidenham, Chepstow, NP16 7LH.
Conversion of agricultural barns and outbuildings into residential dwellings.
Tidenham Parish Council supports this application.

c. P1912/19/FUL – 83 Beachley Road, Sedbury, Chepstow, NP16 7AA.
Erection of a two storey extension with associated works.
Tidenham Parish Council supports this application.

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

a. P1574/19/OUT - Land South Of A48 Tutshill.

Outline planning application for the erection of up to 185 dwellings with public open space, landscaping and sustainable drainage system (SUDS) and primary vehicular access point from the A48. (All matters reserved except for means of access).

Application Withdrawn.

b. P1621/19/FUL – Wyecliffe House, Old Hill, Tutshill, Chepstow, NP16 7PR.

Variation of condition 02 (Approved Plans) of planning permission P0603/18/FUL to allow for amendments to roofing materials.

Consent.

c. P1767/19/LBC – Wyecliffe House, Old Hill, Tutshill, Chepstow, NP16 7PR.

Listed Building Consent for the reinstatement of building over existing garage to provide sun room, storage and workshop. (Revised scheme) (part-retrospective).

Consent.

d. P1274/19/OUT – Land North of Gloucester Road.

Variation of Conditions 05 (Site levels and sections) and 12 (Landscape scheme) of planning appeal APP/P1615/W/15/3003662 (P1530/14/OUT) to allow for amendments to approved drawings in relation to site levels/sections and the landscaping scheme.

Consent.

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

There were none.

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

There were none.

11. TO CONSIDER HIGHWAY ISSUES

- a. Resolved to accept** that Councillors Koning and Drew will review Gloucestershire Local Transport Plan (LTP), attend consultation event and submit Tidenham Parish Council stakeholder comments.

12. TO REPORT ON HIGHWAY ISSUES

- a. Resolved to note** emergency closure of FTM112, North West of Tintern Quarry for 2,280m, extended for another 21 days from 23rd December.
- b. Resolved to note** Road Works Bulletin for period 9th to 19th January and 17th to 26th January received.
- c. Resolved to note** correspondence received from Mr G Davies with regards the bad condition of Woodcroft Lane and Sedbury/Tutshill roundabout.

13. FEBRUARY PLANNING DOCUMENTS

- a. Resolved** Councillor Tullett and Wall will receive planning documents for February.

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

- a.** Councillor Tullett – raised concerns about the condition of Beachley Road beyond the area that has recently been resurfaced. The Clerk's Assistant will investigate and report to GCC Highways.
- b.** Councillor Koning – advised the repairs to the road surface joints on the slip road from A48 to Gloucester are not of an acceptable standard and requested the Clerk's Assistant reports with photos to GCC Highways and copies Brian Watkins.

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- c. Councillor Wall – reported the width of the pavement width outside the life style express shop in Gloucester Road, Tutshill is restricted width due to adjoining boundary walls. It was discussed that there is no pavement beyond this point on this side of the road so limited opportunity for improvement.
- d. Councillor Wall – read out a report he had written and shared photographs with regards issues on Castleford Hill. He also advised there were no street lights on Castleford Hill for the benefit of both pedestrians and traffic. A copy of the most recent safety report was requested. The Clerk's Assistant advised that the issues on Castleford Hill were, as per a previous meeting, escalated to Brian Watkins and GCC Councillor Patrick Molyneux. The committee agreed to wait for feedback from Brian Watkins and GCC Councillor Patrick Molyneux.
- e. Councillor Bollen – reported the hole left from the broken bollard outside the chemist in Sedbury has been filled with tarmac.
- f. Councillor Bollen – reported the parking of lorries and trucks outside Offa's Mead School causing congestions and unsafe dropping off of children at school. The Clerk's Assistant advised that the Clerk has reported the issue to Barrett's Development.
- g. Councillor Drew – advised his agreement to Gethyn Davies report on the condition of the Beachley Road/Wyebank Road roundabout.
- h. Councillor Powell – advised that four metal mesh fence panels have been installed next to the outfall pipe in Wyebank Road.
- i. Councillor Powell – raised concerns with regards the hygiene and payment for water drawn by Barratt's Development from a stand pipe in Wyebank Road. No further action.

15. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 26th February 2020.

The meeting closed at 20.15hrs.