

Minutes of Planning, Development Control & Highways Committee Meeting held on 27th May 2020 at 7.00pm using the ZOOM video conferencing platform.

Present: Councillors: Hartford-Beynon, Koning (Chairman), 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 26th February 2020.
- b. **To consider** any matters arising from those minutes.
Page 45 item 12.d and e – Councillor Koning advised a meeting with GCC Highways is to be arranged to discuss various topics including pot holes, speeding and the routing of HGV's on the B4228.
Page 45 item 14.b – Councillor Powell objected to individual councillors approaching agencies to resolve issues. Councillor Koning advised Councillors can recommend to members of the public the appropriate contact or online reporting they have access to.

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

- a. Councillors discussed the benefits and issues of the sites previously submitted to the FoDDC local plan together with three new sites shared by Councillor Koning. Councillor Powell advised some developments included in the 2013 SHLAA list received planning permission despite previous recommendation to protect land, planning permission was reported to be agreed due to insufficient local plan suggestions. There was concern that the local infrastructure couldn't support another large development and Councillor Powell advised there was already 6.2 years of available housing land supply to meet the local plan.
Resolved to agree to further review potential sites for development next year for submission to FODDC and their "Call for Sites" notice (SHLAA).
- b. **Resolved to agree** the Clerk's office to write to Monmouthshire County Council (MCC) and ask them to investigate complaint received from a local resident with regards the level of noise coming from the new Brunel Quarter development (old Fairfield Maybe site) and request MCC to liaise with the resident directly.

6. TO CONSIDER OTHER PLANNING ISSUES

There were 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.
Resolved to accept this planning application however Councillors continue to be concerned with potential flooding as commented on previous planning application P0360/20/FUL.
Tidenham Parish Council supports this application.
- b. **P0553/20/FUL** – 1 Castle View, Tutshill, Chepstow, NP16 7EA.
Erection of a single storey extension to provide annexe accommodation with associated works.
Tidenham Parish Council supports this application.
- 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.
Tidenham Parish Council supports this application.
- d. **P0357/20/FUL** – Spital Meend, Lancout 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.
Tidenham Parish Council supports this application.

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

- a. **P1715/19/PQ3PA** – Top Barn, Rosemary Lane, Stroat, Chepstow, NP16 7LX.
Prior notification for the conversion of agricultural building to a residential dwelling and associated operational development.
Approved.
- b. **P1912/19/FUL** – 83 Beachley Road, Sedbury, Chepstow, NP16 7AA.
Erection of a two storey extension with associated works.
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.
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.
Granted Permission.
- e. **P0109/20/FUL** – 23 Bridget Drive, Sedbury, Chepstow, NP16 7AR.
Erection of a first floor rear extension with associated works.
Full Permission.
- f. **P0193/20/FUL** – 5 Woodcroft Terrace, Woodcroft, Chepstow, NP16 7QA.
Erection of a first floor rear extension.
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.
Granted Permission.

9. RESOLVED TO NOTE 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 Council's 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 drainage 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
Resolved 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. **Resolved 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. **Resolved to consider** when more information available location for dropped kerbs for wheelchairs to cross Wyebank Road. The Clerk's Assistance to contact Councillor Drew for more information.
- b. **Resolved to accept** report from Councillor Hartford-Beynon of speeding through Woodcroft. Councillors discussed the benefits of live speed warnings and if one of these signs could be installed in Woodcroft. This item is to be on the agenda for the meeting with GCC Highways as proposed in item 3.b.

- c. **Resolved to accept** 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. Councillors had no objection to the widening of the railings.

12. TO REPORT ON HIGHWAY ISSUES

- a. **Resolved to note** all temporary road closures notices, blanket order & closure forms and road work bulletins etc received since the last committee meeting have been distributed by email to councillors.
- b. **Resolved to note** complaint received from a local resident of potholes in Beachley Road between Wyebank Avenue and Sedbury Lane roundabout. Councillor Koning confirmed that at various locations on the road network e.g. Tutshill/Woodcroft a similar complaint could be made. This item is to be on the agenda for the meeting with GCC Highways as proposed in item 3.b.
- c. **Resolved to note** complaint of two dead Elm trees along King Alfred's Road next to the skate park playing field near Offa's Close has been reported to GCC Highways.

13. JUNE PLANNING DOCUMENTS

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

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

- a. Councillor Powell – asked when the tablets for Councillors use will be sourced. Details are yet to be agreed and Councillor Koning advised this is to be considered at a future full council meeting.
- b. Councillor Wall – requested with the easing of COVID-19 lock down measures and the promotion by GCC of sustainable footpaths and cycleways could the remedial work to widen Castleford Hill be completed as part of this fast track process. Councillor Wall further explained it was difficult for mobility scooters, prams/pushchairs and parents with children to safely use the footpath. Due to the poor state of repair of the road it was also a hazard for cyclists using Castleford Hill. **Resolved to agree** that Councillor Koning and the Clerk's Assistant to draft a letter to Brian Watkins with copies to Mark Harper and Patrick Molyneux. Councillor Powell also suggested the parish council consider writing to the owners of the land next to the footpath.

15. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 24th June 2020.

The meeting closed at 20.44hrs.

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 Planning, Development Control and Highways Committee held under the above regulations during the Covid 19 lockdown period on 24th June 2020 and deemed to have been signed as of that date. **Minute 2020/21 page 6 item 3.**