

# 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 27<sup>th</sup> November 2019 at 7.00pm at Tidenham War Memorial Hall.

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

### 1. ATTENDANCE

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

### 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 23<sup>rd</sup> October 2019.
- b. **To consider** any matters arising from those minutes.  
**None.**

### 4. PUBLIC CONSULTATION

**To receive and consider** any questions from the Public which may be answered but not debated. The Chairman asked for questions from the public.

- a. Ms Ryman and Mr Voyce raised concerns about planning application **P1274/19/OUT** – Land north of Gloucester Road. Councillor Koning advised this planning application was issued after the agenda for the meeting was issued so would be discussed at the next meeting to allow councillors time to consider the application. Ms Ryman and Mr Voyce asked to review, and did review, the plans in the planning application.
- b. Mr Partridge asked to present and further describe his planning application **P1705/19/APP** – Land adjoining 4 Sedbury Lane Tutshill, NP16 7DU. Mr Partridge gave some history to his planning application and stated that he had received favourable feedback from FOD planning and highways.

### 5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

- a. **Resolved to note** the Parish Council agrees with the SWOT analysis in the draft Wye Valley AONB Management Plan 2020-2025 which has been published for a 10 week public consultation period until 6<sup>th</sup> January 2020.
- b. **Resolved to note** correspondence received from Barratt Homes with regards extending the Wyebank Road compound licence for another 6 months. Councillors were not opposed but agreed request is to be considered at the next Full Council meeting.

### 6. TO CONSIDER OTHER PLANNING ISSUES

**None.**

### 7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

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- a. **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.  
**Tidenham Parish Council supports this application.**
- b. **P1689/19/FUL** – Transport Depot, Tidenham Chase, Chepstow, NP16 7JW.  
Change of use of land to B2 & B8 use class. (Retrospective).  
**Resolved to note** councillors discussed various aspects of this application and Councillor Powell requested a recorded vote. The recorded vote was four councillors (Councillors Drew, Koning, O’Toole and Wall) in favour of objection and two councillors (Councillors Bollen and Powell) in favour of supporting this application.  
**Objection** for the following reasons.
- i. Unsuitable business expansion from a parking lot to a (part) storage site in a forest area and an area of outstanding natural beauty. Change of the use of the land to a B2 and B8 compound would open the way to developing the site into an industrial estate in the middle of an AONB.
  - ii. Original usage of site was never intended as an industrial and/or material storage site.
- c. **P1705/19/APP** – Land Adjoining 4 Sedbury Lane, Tutshill, NP16 7DU.  
Approval of Reserved Matters (appearance, landscaping, layout and scale) following outline permission P1051/18/OUT for the erection of up to 3 no. dwellings with associated works. (Some matters reserved).  
**Tidenham Parish Council supports this application.**
- d. **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.  
**Tidenham Parish Council supports this application.**
- e. **P1735/19/FUL** – Wyedean School, Beachley Road, Sedbury, Chepstow, NP16 7AA.  
Construction of pedestrian and cycle path along disused railway starting from Bishton Lane to Sedbury Lane then onward connections to Beachley Road via the edge of Wyedean School playing fields and adjacent new housing development.  
**Tidenham Parish Council supports this application**, subject to the following.
- i. Installation of bollards or similar to restrict access to pedestrians and cycles and not allow access for motorcycles/mopeds.
  - ii. Support is given on the understanding that Tidenham Parish Council will not be responsible for the maintenance and upkeep of the pedestrian and cycle path in either-the short or long term.
- f. **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).  
**Tidenham Parish Council supports this application.**
- 8. RESOLVED TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC**
- a. **P0098/19/DISCON** - Severndale Farm, Tidenham, Chepstow, NP16 7LL.  
Discharge of Conditions 07 (CEMP), 08 (CMS), 14 (Aviation Lighting Scheme), 20 (Habitat Management Plan), 21 (EDS), 22 (Boundary Treatments and Hardstanding), 23 (Landscaping), 24

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(Tree Survey), 25 (CEMP) and 28 (Community Benefit Society) in relation to planning application P0365/15/FUL.

**Application Withdrawn.**

- b. **P1126/19/FUL** - 10 Madocke Road, Sedbury, Chepstow, NP16 7AY.  
Erection of a flat roof side extension. Demolition of side extension.

**Consent.**

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

None.

### **10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS**

None pending.

### **11. TO CONSIDER HIGHWAY ISSUES**

None.

### **12. TO REPORT ON HIGHWAY ISSUES**

- a. **Resolved to note** Tidenham Parish Council support the 'Gateways' initiative in the Forest of Dean. It was noted that "You are entering Tidenham Parish" signs be considered when entering the parish on the A48 and B4228. The Clerk's Assistant will discuss with FODDC.
- b. **Resolved to note** email from Peter Williams with regarding localised flooding.
- c. **Resolved to note** Road Works Bulletin for period 15<sup>th</sup> to 24<sup>th</sup> November 2019 and for period 21<sup>st</sup> November to 1<sup>st</sup> December.
- d. **Resolved to note** correspondence received from My G Davies with regards road closure notice related four way traffic control on Beachley Road/Wyebank Road roundabout.
- e. **Resolved to note** road works on Beachley Road and Wyebank Road reported to be running three behind schedule and are now complete.
- f. **Resolved to note** Park Hill Road to St Briavels road works delayed to 19<sup>th</sup> November 2019 due to bad weather.
- g. **Resolved to note** road closure notice received for carriageway patching on Sedbury Lane and road closure 25m either side of railway bridge on Sedbury Lane for masonry repairs for 4 Saturday nights 23:00 to 07:30.
- h. **Resolved to note** Councillor Bollen raised concerns on behalf of Councillor Edwards about flooding and related road traffic accidents opposite Hanley Farm shop and also flooding on the road into St Briavels. In addition there is no stop sign or road markings on the junction of Hanley Lane and A48 and Hanley Lane drain blockages. The Clerk's Assistant will report concerns to Highways.

### **13. OCTOBER PLANNING DOCUMENTS**

- a. **To consider** nominated councillor to receive planning documents for November.  
**Resolved** Councillor Wall volunteered himself to receive planning documents for December.

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

- a. Councillor Wall – expressed continued concerns with regards Castleford Hill and the overall state of the road, gutters/channels, pavements and overgrown trees/hedges. Councillor Wall suggested the long deep gaps in the road surface and covered double white lines is highly dangerous.
- b. Councillor Powell – proposed Parish councillors attend the FOD planning committee on 17<sup>th</sup> December to present their comments to the Gladman planning application P1574/19/OUT.

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- c. Councillor Powell – expressed concern with regards vehicles, included road sweepers, parking in the escape lane on Gloucester Road.
- d. Councillor Bollen – Expressed concerns with the flooding in Beachley Road, south of Sedbury, and if anything could be done to improve drainage.
- e. Councillor Koning – Commented that the planning training in Highnam was beneficial.
- f. Councillor Koning – Expressed continued concerns with regards the incorrectly located signs entering Woodcroft , road markings (white lines) outside Toast in Tutshill and the approach to Woodcroft and the overgrown hedges next to Denes Cottage. Councillor Koning also expressed concerns with regards a long standing broken street light in Woodcroft Close.

**Resolved** for points a, c, d and f that the Clerk's Assistant to raise these issues with the appropriate agencies.

### **15. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING**

**Next meeting 18<sup>th</sup> December 2019.**

**The meeting closed at 20.50hrs.**