

Tidenham Parish Council

Planning, Development Control and Highways Committee 2019/2020

Page 22

Minutes of Planning, Development Control & Highways Committee Meeting held on 23rd October 2019 at 7.00pm at Tidenham War Memorial Hall.

Present: Councillors: Bollen, Drew, Koning, O'Toole, Powell and Wall.
Officers: Clerk (Carol Hinton) and Clerk's Assistant (David Stevens).
District Councillor Helen Molyneux.
County Councillor Patrick Molyneux.
Mark Elson from The Forester and Review newspapers and 46 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.

Asked by the Chairman, Councillor Powell, member of the press and one member of the public confirmed they were recording the meeting.

3. MINUTES OF PREVIOUS MEETING

- a. **Resolved to approve** as a correct record the minutes of the meeting held on 25th September 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 and advised with regards planning application **P1574/19/OUT** that a representative from Gladman Developments Ltd had been invited to attend this meeting but declined.

- a. Two members of the public raised concerns about the discharge of conditions for **P0098/19/DISCON** - Severndale Farm Tidenham Chepstow NP16 7LL due to original application being contested at the Supreme Court.
Molly Mayo raised concerns and read out a letter from local residents Solicitors to the Parish council stating the planning application is to be treated as never had any legal effect.
Lee Lance-Watkins also advised in his opinion the Parish Council has been asked to consider something that is ultra vires.
- b. Seven members of the public raised concerns with regards application **P1574/19/OUT** - Land South of A48 Tutshill.
Alan Speechley raised concerns with regards traffic and congestion and that the proposed development was outside of the allocations plan. He also stated the local authority has the authority to take control of such applications.
Jacqui Eisenhofer raised concerns with regards traffic and changes in developments in progress after formal planning permission granted.

Virginia Pocket raised concerns that the Parish doesn't need more new housing. Concern was also shared that developments in progress are not affordable and out of reach for many local people. Traffic congestion and facilities were also at breaking point.

Robert Civil raised concerns that the level of expansion in Sedbury and Tutshill will have a significant impact to the village atmosphere. Also concerned that there will be further development.

Greg Lance-Watkins Raised concerns with regards traffic and congestion and the number of homes being built in the Chepstow to Lydney area. He also mentioned the application stated the creation of more jobs, retail and facilities when Chepstow is seeing more and more empty shops and declining volume and quality footfall. There are no more jobs in area instead there are more commuters.

Mathew Lawson suggested more new housing in the surrounding area will increase commuters so need to build housing where the jobs are.

Gethyn Davies raised concerns with regards pollution and detrimental effect of an additional 500 houses in the area. Chepstow was reported to be the 8th highest polluted area but is now reported as 6th. He made reference to the first girl who lived near the M25 with Pollution stated as cause of death. Concern was also shared with regards level of traffic on the A48 and with 250 school children crossing the Wye Bridge daily to attend Wyedean School.

Helen Molyneux suggested when reviewing the application to consider all aspects of the applications, commitments and proposals. Everyone should comment. She also stated we need more houses but they have to be built in the right place and at the right price.

Sue Dutson concern with regards local wildlife that will be lost from the green belt areas.

Angela Davidson suggested checking the data points in the application and proposal as these are often taken at different times and might not be the normal or worst case.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

None.

6. TO CONSIDER OTHER PLANNING ISSUES

a. **Resolved to note** Royal Mail response to non-delivery of mail at Birch Grove and Manor Chase: *'I can confirm we have raised the residents' concerns with the Manager of the local Delivery Office. They have advised that Birch Grove is being delivered to as it is now safe to do so. Mail deliveries commenced 23.09.2019. However mail for Manor Chase is being delivered to the sales office due to construction still taking place.'*

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

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

Tidenham Parish Council declines to comment on this application whilst a decision from the Supreme Court is pending. The Parish Council objected to the application P0365/15/FUL in May 2015 for the following reasons:

- i. Its location will result in the turbine being too prominent on the landscape.
- ii. It will act as a distraction to drivers on the A48 which is already a high risk road.
- iii. It will interfere with a grade 2 listed building.

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

Tidenham Parish Council Supports this application.

c. P1544/19/LBC – Penybryn, Mopla Road, Tutshill, Chepstow, NP16 7PS.

Listed Building Consent for the restoration of tower involving the reinstating of lost stone, restoration of cracks with steel bars and rebuilding of masonry including capping of lime mortar.

Tidenham Parish Council supports this application, subject to adherence to the District Council Conservation Officer's recommendations.

d. 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).

Objection for the following reasons:

- i. The proposed development is contrary to the guidance within paragraph 127 of the National Planning Policy Framework which seeks to protect the open countryside from development where not essential and to ensure the surrounding environment is safeguarded from inappropriate development.
- ii. The proposed development would have a detrimental impact on the open countryside.
- iii. As stated in the FOD Local Plan, Issues and Options Summary September 2019 on Page 5, Section 4.3 'Important considerations for determining the best options include' item 4 – Existing settlements, especially in the south of the district, are already nearing their capacity limits.
- iv. The land is outside of the Defined Settlement Boundary. It is against the Core Strategy and does not take account of any further new building in the Parish until 2026 – the Core Strategy states that '*no new greenfield sites will be released unless it can be proven that land is not available from other sources*'.
- v. The Core Strategy further comments that '*The Core Strategy does recognise that Tutshill and Sedbury is the fifth largest settlement in the District but also recognises that its main links are to the neighbouring areas. A large proportion of the residents leave the District for work and additional housing would add to this. There are only limited opportunities for expansion and the strategy is therefore one of supporting only locally based growth and a relatively modest amount of new development when compared to the size of the settlement*'. This application is directly against the Core Strategy prepared in 2012.
- vi. The local infrastructure is totally inadequate: schools are already full and school place qualifications inadequate and wrong. The 2 (Welsh) GP surgeries within the Parish, without remedial action from the Health Board, may find it challenging keeping up the level of service and keeping their patient lists open for new registrations. There is only one food shop in Sedbury which is relatively small and inadequate for a "weekly" shop – the nearest supermarkets being in Chepstow and Lydney which require transport by car.
- vii. The traffic at peak times for cars will entail even longer delays for people travelling towards Chepstow and with schoolchildren being dropped off by car the whole area will grind to a halt. The number of cars using local roads will dramatically increase with 185 houses and average car ownership at 1.4 cars per household in the South West. The traffic surveys, which are inadequate, have been conducted at odd times of day and therefore not representative of an already critical situation.
- viii. The air pollution on Hardwick Hill in Chepstow already exceeds the limit set under EU regulations, was reported to be 8th worst area in the country but now being stated as 6th worst area. The increased traffic generated by these houses, plus other developments in Sedbury, Tutshill and Chepstow, will exacerbate an already critical pollution problem.
- ix. There is virtually no employment in the area thus all property dwellers will need to travel through Chepstow (and onwards to the M48) adding to the already high pollution levels or north towards Gloucester.

Tidenham Parish Council

Planning, Development Control and Highways Committee 2019/2020

Page 25

- x. There is currently inadequate parking at the station in Chepstow for commuters to travel by train. In addition there is a limited service from Chepstow in both directions which at best is 2 trains in each direction in the 2 hour peak period and drops to as low as 1 train in each direction every 2 hours in the off-peak period.
 - xi. The bus services are inadequate and the bus pass use for English residents stops at the bus station. There is also no direct or reliable bus service to hospitals in Gloucester, Newport or Chepstow.
 - xii. The play area for children is too close to the train line and thus could be dangerous.
 - xiii. The nearest library is in Chepstow.
 - xiv. There are three current developments in Sedbury and Tutshill delivering 246 new houses (Birch Grove 45, Belway 91 and Barratt 110) with the majority still to be built and/or occupied and a further 545 new houses (Fairfield Mabey site and Bayfield) in neighbouring Chepstow. The effects of these developments is still to be realised on an already severely constrained infrastructure, further new developments will only add to the severity of the situation.
- e. P1549/19/FUL** - Little Wibdon, Stroat, Chepstow, NP16 7LP.
Erection of a two storey garage/workshop and store with a hobby room and gym above.
Tidenham Parish Council supports this application.
- f. P1490/19/LBC** - The Lodge, Sedbury, Chepstow, NP16 7EY.
Listed Building Consent for the replacement of front and rear door.
Tidenham Parish Council supports this application.
Councillors did ask if Historic England has been asked to comment.
- g. P1588/19/FUL** – Kynance, Beachley Road, Tutshill, Chepstow, NP16 7DJ.
Erection of a single storey rear extension with associated works.
Tidenham Parish Council supports this application.
- h. P1587/19/FUL** – Edenhurst, Gloucester Road, Tutshill, Chepstow, NP16 7DB.
Removal of existing garage and greenhouse. Erection of new single storey store extension, and single storey detached garden room.
Tidenham Parish Council supports this application.
- 8. RESOLVED TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC**
- a. P1329/19/ADV** - Severn Area Rescue Association, Slipway, Beachley, NP16 7HH.
Advertisement consent for the erection of a non-illuminated sign.
Consent.
- b. 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.
Refused.
- c. P1215/19/OUT** - Land To The Rear Of 1 To 3 Tubular Cottages, Beachley Road, Tutshill NP16 7ED.
Outline application for the erection of 3 No. 3 bedroom terraced houses. (All matters reserved). (Resubmission).
Refused.

- d. **P0775/19/FUL** - Beachley House, Beachley, Chepstow, NP16 7HG.
Erection of 2 No. dwellings and 2 No. garages with associated access, landscaping, parking and works.
Refused.

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**

- a. **Resolved to accept** invitation to FoDDC Stagecoach briefing on 18 November 2019 6pm. Councillor Drew and Bayliss to attend and will enquire about services in Tidenham and also raise concern about size of buses in Sedbury.
- b. **Resolved to accept** email from Brian Watkins regarding Castleford Hill and requested remedial works. Councillors agreed to continue monitoring.

12. **TO REPORT ON HIGHWAY ISSUES**

- a. **Resolved to note** overgrown Hedges / brambles in Rosemary Lane and adjacent lanes have been reported to Glos CC Highways – Glos CC have reported that this matter has now been dealt with and the case is now closed.
- b. **Resolved to note** M48 & M4 Severn Bridges maintenance closures stakeholder letter.
- c. **Resolved to note** Temporary Traffic Order dated 19th September 2019.
- d. **Resolved to note** Temporary Closure and Restrictions of various roads dated 9 October 2019.
- e. **Resolved to note** temporary closure of Sedbury Lane November / December 2019.
- f. **Resolved to note** email correspondence regarding traffic on local roads during Chepstow road closures.
- g. **Resolved to note** extension of Tintern Quarry footpath closure.

13. **OCTOBER PLANNING DOCUMENTS**

- a. **To consider** nominated councillor to receive planning documents for November.
Resolved councillor Koning volunteered himself and Councillor Tullett to receive planning documents for November.

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

Councillors Drew and Powell – expressed concern about the level of mud on the road and roundabout outside of the Barratt development.

Councillors Powell and Bollen – expressed concerns with regards the quality of tarmac laying along Beachley Road in front of Wyedean School and along Wyebank road is sub-standard and needs to be reported the Highways. It was also reported that Wyebank Avenue was closed to traffic but no prior notice or reason given.

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

Next meeting 27th November 2019.

The meeting closed at 20.43hrs.