

Minutes of Planning, Development Control & Highways Committee Meeting held on 26th August 2020 at 7.00pm using the ZOOM video conferencing platform.

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

1. ATTENDANCE

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

2. DECLARATIONS OF INTEREST

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 July 2020.
- b. **To consider** any matters arising from those minutes.
There were none.

4. PUBLIC CONSULTATION

Resolved to accept that item 5, 7a and 11 be taken out of order by decision of the Chairman, due to members of the public being present.

- a. Mrs S Deens spoke on behalf of residents living in Hendrick Drive and raised concerns about planning application **P0068/20/DISCON** – Land At, Beachley Road, Sedbury, NP16 7DP, item 7a on the agenda. These concerns included:
 - i. Barratts Homes ignoring the agreed Construction Management Plan (CMP) and locating the site compound near Beachley Road and not at the opposite end of the site near Sedbury Lane.
 - ii. The piling that took place in June/July causing horrendous vibrations to the properties in Hendrick Drive.
 - iii. Revised CMP stated no impact to local residents which is not the case.
 - iv. Local residents have been exposed to noise, pollution, traffic issues and the running of overnight lighting generators. Including dust from the cement silos located in the compound next to Wyedean School.
 - v. Ineffective road sweeping and no wheel washing facility.
- b. Mr J Baldwin spoke with regards the footpath crossing on the A48 at Sedbury Lane, item 11 on the agenda. Mr Baldwin advised that the footpath crossing over the A48 joining Sedbury Lane which was split when the A48 was rerouted has been established for a long time. Mr Baldwin advised it has been suggested that GCC Highways might close the footpath crossing and he was objecting to this, instead and with feedback from Transition Chepstow, keep the crossing but make safer. Demand to use this footpath crossing is likely to increase with the new local developments.
- c. Mr N Henley spoke with regards the crossing on the A48 at Sedbury Lane, item 11 on the agenda. Mr Henley advised this footpath crossing was one of the walks for the local walking club especially in wet weather when other routes are less accessible. The walking club has members with reduced mobility so it is important to maintain this route for the health of the members.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

Resolved to accept the correspondence received from local residents regarding planning application P0068/20/DISCON, item 7a on the agenda and include in the Councils response to FoDDC.

6. TO CONSIDER OTHER PLANNING ISSUES

Resolved to not respond to NALC's request for comments on the Government planning white paper.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

a. **P0068/20/DISCON** – Land At, Beachley Road, Sedbury, NP16 7DP.

Discharge of condition 08 (construction management plan) (Revised compound position) of planning permission P1792/13/OUT).

Resolved to accept the feedback from Mrs S Deens, item 4a, and the correspondence, item 5, in the Councils response. Councillors discussed the background to this planning application and the concerns for local residents and schools in the area.

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

- i. The Application should be classed as a “retrospective application”.
- ii. The main body of this application is about the re-siting of the compound and the fact that the Construction Management Plan (CMP revision E) wordage (compound in phase 5) does not align with the site plan (compound in phase 7/8).
- iii. The original planning approval which was given 5 years ago had the compound at the other end of the site near to Sedbury Lane and not next to two schools and a number of local residences. Construction has started in earnest and the site management has set up the compound in a totally different location to that agreed.
- iv. The applicant states the reason for the new siting of the compound is the change of staff and an oversight on their part. This according to local residents is not the case.
- v. A number of local residents have complained in writing to FoDDC with concerns about the new siting which affects their quality of life. Residents have complained about noise (heavy equipment movement, generators running 24 hours, etc), pollution (dust, mud on roads, lorry pollution, etc) and damage (cracks, etc) to their properties. Barratts Homes have installed test equipment to check for vibrations but have not shared any results with residents.
- vi. Ward Councillor Evans has written to the District's Planning department about his objection to the proposed siting.
- vii. The siting of the cement silos, cement being potentially toxic, at the compound near the school and residential dwellings is of considerable concern to residents and the Council.
- viii. There is currently no Environment Health Officer's assessment available even though the District Council has informed the Parish Council that a site visit by an EH-officer is imminent. With no assessment from the Environmental Health Officer Tidenham Parish Council cannot make an informed decision based on all relevant information.
- ix. Tidenham Parish Council recommends that this planning application should be reviewed by the FoDDC Planning Committee.

b. **P0745/20/FUL** – 4 Sedbury Lane, Tutshill, Chepstow, NP16 7DU.

Erection of a single storey extension and associated works. Demolition of existing potting shed and replacement of profiled sheet roof to existing garage.

Tidenham Parish Council supports this application, subject to all planning conditions being met.

c. **P1125/20/FUL** – Ty Carreg, Stoulgrove Lane, Woodcroft, Chepstow.

Erection of a two storey extension.

Tidenham Parish Council supports this application.

d. **P1258/20/AG** – Bramley Barn, Beachley, Chepstow.

Prior notification for the erection of a general purpose agricultural storage building.

Tidenham Parish Council supports this application. Tidenham Parish Council is of the opinion that they would not require further details of the site conditions of these proposed works and that the proposed building should be classed as permitted development.

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

a. **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.

Full Permission.

b. **P0667/20/FUL** – 11 Penda Place, Sedbury, Chepstow, NP16 7AJ.

Erection of a single storey rear extension with associated works.

Full Permission.

c. **P0692/20/FUL** – Hill View Cottage, Gower Lane, Woodcroft, Chepstow.

Erection of a first floor extension and construction of pedestrian access to rear boundary wall with associated works.

Full Permission.

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

There were none.

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

Resolved to note notice of appeal dated 23rd July – Planning Inspectorate ref: APP/P1615/W/20/3254588.

11. TO CONSIDER HIGHWAY ISSUES

Resolved to accept the reports from Mr J Baldwin and Mr N Henley. Councillor Drew suggested an island in the middle of the A48 to provide a refuge for pedestrian crossing the road. Councillor Powell advised that during the original planning stages for the two Barratt developments there was a suggestion for a footbridge and path linking Chepstow to the Wye Valley Greenway, details and status unknown. Councillors recognised financial constraints with regards a pedestrian bridge/tunnel but actions need to be taken to make this crossing safer. Councillors agreed to continue supporting the public initiative and the Clerk's Assistant to address the following actions.

- i. Liaise with Police and GCC Highways and encourage a site visit with councillors present to witness the current situation and to discuss possible solutions i.e. A48 speed limit reduction, road signage and island on the A48.
- ii. Continue liaising with Mr J Baldwin to offer Council support to improve crossing.

12. TO REPORT ON HIGHWAY ISSUES

- a. **Resolved to note** all temporary road closures notices, blanket order & closure forms, road work bulletins, etc received since the last committee meeting have been distributed to councillors.
- b. **Resolved to note** report from a local resident that a low wall surrounding Rock Villa looks as if it may be about to collapse was reported to GCC Highways and awaiting safety report.
- c. **Resolved to note** request sent to Monmouthshire County Council to provide an update on future Wye Bridge closures and awaiting feedback.
- d. **Resolved to note** attempted replacement of a Victorian street light in Gloucester Road has been put on hold.

13. JULY PLANNING DOCUMENTS

Resolved Councillor Koning will receive planning documents for September.

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

- a. Councillor Powell – raised a concern that reinstatement of the grass at the Wyebank Road compound location is very patchy and requires further attention. The Clerk's Assistant to review with the Clerk on further action.
- b. Councillor Powell – reported grass trimmings being left on a section Wyebank Road. Councillor Koning responded that he had a look at the state of the road as recorded on the picture which Councillor Powell had sent. Councillor Koning was of the opinion that after the recent storm the debris on the side of the road was of more concern than the heap of grass. Highways will be asked to urgently sweep Wyebank Road along the grass field.

15. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 23rd September 2020.

The meeting closed at 20:23hrs.

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 23rd September 2020 and deemed to have been signed as of that date. **Planning, Development Control and Highways Committee 2020/21 Minutes page 14 item 3.**