

Minutes of Planning, Development Control & Highways Committee Meeting held on 28th October 2020 at 7.00pm using the ZOOM video conferencing platform.

Present: Councillors: Drew, Hartford-Beynon, Koning (Chairman), O'Toole, Tullett and Wall.
Officers: David Stevens (Clerk's Assistant).
One member of the Public.

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

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 23rd September 2020 subject to amendment to the month in the title of item 13.
- b. **To consider** any matters arising from those minutes.
There were none.

4. PUBLIC CONSULTATION

Resolved to accept that item 10b be taken out of order by decision of the Chairman, due to a member of the public being present.

Mrs M Hayes, Chair of the Save Our Sun action group and invited to the Committee meeting, spoke and thanked the Council for their support. Mrs Hayes advised the Rising Sun appeal hearing (agenda item 10b) was comprehensive and all parties had the chance to comment. The appeal took into account four main aspects of the appeal and these included: One, how the proposal would affect the future use of the building including the upstairs residential flats. Two, no application was made for change of use. Three, consideration for highways safety and parking in the area. Four, consideration for local residents and their privacy. In addition, the Forest of Dean District Council compulsory purchase order was also discussed as was the lack of building maintenance since the current owners acquired the building.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

Resolved for the Council to decline to comment on planning application P0714/20/FUL (agenda item 7i) following correspondence received.

6. TO CONSIDER OTHER PLANNING ISSUES

There were none.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P1464/20/FUL** – Fairway, Gloucester Road, Tutshill, Chepstow.
Erection of x 2 single storey side extensions including alterations and associated works.
Tidenham Parish Council supports this application.
- b. **P1549/20/TPO** – Wyecliffe House, Old Hill, Tutshill, Chepstow.
Fell x 7 Ash trees at Wyecliffe House.
Tidenham Parish Council supports this application on condition health & safety precautions are observed.

- c. **P1568/20/TPO** – 68 Bigstone Meadow, Tutshill, Chepstow, NP16 7JU.
Removal of x 2 low hanging branches from x 1 Lime tree at 68 Bigstone Meadow.
Tidenham Parish Council supports this application.
- d. **P1528/20/FUL** – Grey House, Miss Graces Lane, Tidenham Chase, Chepstow.
Erection of a first floor extension with associated alterations and works.
Tidenham Parish Council supports this application.
- e. **P1576/20/FUL** – Police House, Gloucester Road, Tutshill, Chepstow.
Erection of detached dwelling with associated works.
Tidenham Parish Council supports this application.
- f. **P0103/20/DISCON** – The Paddocks, Coleford Road, Tutshill, Chepstow.
Discharge of condition 04 (Bat Box) relating to planning permission P1363/17/FUL.
In the context of this application the Chairman raised the issue of the footpath in the architect's drawings and Councillor O'Toole's remarks about the footpath and stile. The Clerk's Assistant to explore the issue of right of way/footpath along The Paddocks property and the status of the obscured stile next to the school.
Tidenham Parish Council supports this application.
- g. **P1618/20/FUL** – Court Farm Barn, Tidenham, NP16 7LJ.
Change of use from holiday let to annexe ancillary to main dwelling.
Tidenham Parish Council supports this application.
- h. **P1619/20/LBC** – Court Farm Barn, Tidenham, NP16 7LJ.
Listed Building consent for the change of use from holiday let to annexe ancillary to main dwelling.
Tidenham Parish Council supports this application.
- i. **P0714/20/FUL** – Land at Wyebank Road, Tutshill, NP16 7ER.
Erection of a replacement fence.
Tidenham Parish Council declines to comment. See agenda item 5.

8 RESOLVED TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC

- a. **P1689/19/FUL** – Transport Depot Tidenham Chase Chepstow NP16 7JW
Change of use of land to B8 use class. (Retrospective).
Refused.
- b. **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).
Approved.

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

None.

10 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. **Resolved to note** appeal decision – Planning Inspectorate ref: APP/P1615/W/20/3254588.
- b. **Resolved to note** date of appeal hearing and feedback (agenda item 4) – Planning Inspectorate ref: APP/P1615/W/20/3255023.

11 TO CONSIDER HIGHWAY ISSUES

None.

12 TO REPORT ON HIGHWAY ISSUES

- a. **Resolved to note** all temporary road closures notices, blanket order & closure form, road work bulletins, etc received since the last committee meeting have been distributed to councillors.
- b. **Resolved to note** correspondence received from a resident with regards speeding and safety for pedestrians on B4228 Coleford Road between Woodcroft and Tutshill. Councillors discussed options for monitoring speeding and extending the school reduced speed zone. Councillor Wall will discuss with Monmouthshire County Council speed control options on Pwllmeyric Hill and

report back. The Clerk's Assistant will discuss with GCC Highways options for extending the school reduced speed limit, hedge cutting to extend visibility for current school signs and volunteer manned speed monitoring.

- c. **Resolved to note** A48 crossing at Sedbury Lane meeting feedback discussed at Council meeting on 21st October, notes from meeting also sent to committee Councillors.

13 NOVEMBER PLANNING DOCUMENTS

Resolved Councillor Hartford-Beynon will receive planning documents for November.

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

- a. Councillor Drew – raised concerns about the mud etc and lack of road sweeping on the roundabout and roads next to Barratt Wyedean Fields developments. The Clerk's Assistant to write to Barratt Homes and request the road is kept clean.
- b. Councillor Drew – reported that there is often a large puddle on the roundabout/entrance to Barratt Wyedean Fields development. The Clerk's Assistant to write to Barratts Homes and request remedial action is taken.

15 RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 25th November 2020.

The meeting closed at 20:27 hours.

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 25th November 2020 and deemed to have been signed as of that date. **Planning, Development Control and Highways Committee 2020/21 Minutes page 20 item 3.**