

You are invited to attend a meeting of Tidenham Parish Council's Planning, Development Control & Highways Committee that has been arranged for **Wednesday 30<sup>th</sup> June 2021 at 7:00pm** in Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury, for the transaction of business according to the enclosed agenda.

Yours faithfully,

**Mrs Carol Hinton**

Clerk to the Parish Council

Wood Cottage, Clanna, Gloucestershire, GL15 6AJ. Telephone: 01594 530779

[www.tidenhamparishcouncil.co.uk](http://www.tidenhamparishcouncil.co.uk)

[clerk@tidenhamparishcouncil.co.uk](mailto:clerk@tidenhamparishcouncil.co.uk)

*Note: Members of the public are welcome to attend meetings of the Council and Committees, unless specifically excluded due to the confidential nature of the business. Members of the public can ask questions or make representation during item 5 but the council cannot make a decision on any matter which is not specified on the agenda.*

---

## **AGENDA**

### **1 CHAIRMAN**

**To elect** a Chairman for 2021/22.

### **2 ATTENDANCE**

- a. **To receive** apologies for absence from those councillors unable to attend.
- b. **To consider** for acceptance those apologies received with reasons for absence.

### **3 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.*

### **4 MINUTES OF PREVIOUS MEETING**

- a. **To consider for approval** as a correct record the minutes of the meeting held on 28<sup>th</sup> April 2021.
- b. **To consider** any matters arising from those minutes.

### **5 PUBLIC CONSULTATION \*\***

**To receive and consider any questions from the Public** which may be answered but not debated.

### **6 TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES**

None.

### **7 TO CONSIDER OTHER PLANNING ISSUES \*\*\***

**To consider** the possible breach in planning with the erection of the bicycle rental facility located on the Wye Valley Greenway.

### **8 TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- a. **P0995/21/FUL** – 6 Castleford Gardens, Tutshill, Chepstow, NP16 7LF.  
Removal of existing conservatory and replace with new extension and associated works.
- b. **P1054/21/FUL** – Fairview, Netherhope Lane, Tidenham, Chepstow.  
Erection of a single storey side together with external works and landscaping.
- c. **P1125/21/FUL** – Bishton Cottage, Bishton Lane, Tidenham, Chepstow.  
Minor alterations to the existing dwelling and conversion of existing garage and store to annexed accommodation for elderly relatives.

### **9 TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC**

- a. **P0055/18/FUL** – Day House Tidenham Chepstow NP16 7LH.  
Conversion of agricultural barns and outbuildings into residential dwellings.  
**Full Permission.**
- b. **P1969/20/FUL** – Sacred Heart Chapel, Grahamstown Road, Sedbury, Gloucestershire.

Conversion of disused church in to 6 flats. Erection of a terrace of 3 x 3 bedroom dwellings with associated works.

**Full Permission.**

- c. **P0033/21/DISCON** – Wyedean School, Beachley Road, Sedbury, Chepstow.

Discharge of condition 04 (ecological design strategy and landscape plan) of planning permission P1735/19/FUL.

**Approval.**

- d. **P0438/21/FUL** – Rose Cottage, Beachley Road, Sedbury, Chepstow.

Erection of a single storey rear and side extension with link to existing annexe. External alterations to main dwelling and annexe building. Demolition of existing front single storey extension. Loft conversion and construction and construction of dormer window to rear of dwelling.

**Full Permission.**

- e. **P2110/20/FUL** – Barn At Wall Weir, Miss Graces Lane, Tidenham Chase, Chepstow.

Proposed change to roof pitch to accommodate revised roof covering plus changes to fenestration - ventilation slits in lieu of windows and additional roller shutter door.

**Full Permission.**

- f. **P0529/21/FUL** – 27 Birch Grove, Tutshill, Chepstow, Gloucestershire.

Erection of a single storey side extension.

**Full Permission.**

- g. **P0610/21/FUL** – 4 Sedbury Court, Sedbury, Chepstow, Gloucestershire.

Remove existing timber sun lounge. Construction of solid roof extension to side of dwelling.

**Full Permission.**

## **10 TO REPORT ON PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS (s101)**

- a. **P0056/21/DISCON** – Land Off, Beachley Road, Chepstow, NP16 7BP.

Discharge of Condition 03 (boundary treatments) relating to planning permission P1792/13/OUT.

**Tidenham Parish Council supports this application.**

- b. **P0065/21/DISCON** - The Beeches (Also Known As Land At Ormerod Road), Ormerod Road, Sedbury.

Discharge of condition 20 (contaminated land) relating to planning permission P0815/17/OUT.

**Tidenham Parish Council supports this discharge of condition.**

- c. **P0743/21/FUL** – 23 Park View, Sedbury, Chepstow, NP16 7BE.

Proposed loft conversion including dormers and raising garage roof.

**Tidenham Parish Council supports this application.**

- d. **P0793/21/FUL** – 29 Bigstone Grove, Tutshill, Chepstow, NP16 7EN.

Erection of a single storey rear extension.

**Tidenham Parish Council supports this application.**

- e. **P0808/21/FUL** – 50 Beachley Road, Sedbury, Chepstow, NP16 7AA.

Erection of a single storey rear and side extension. Demolition of existing conservatory.

**Tidenham Parish Council supports this application but would appreciate all future plans are more detailed.**

- f. **P0823/21/FUL** – Yewbury House, Coleford Road, Woodcroft, Chepstow.

Partition of part of existing dwelling as a holiday let and construction of a new access from highway.

**Tidenham Parish Council supports this application but has concerns with regards the close proximity to the Yew tree. Councillors would like to see further clarification on the works / excavation involved in creating the proposed driveway and the impact on the Yew tree and its roots. Could the driveway be positioned further away from the Yew tree?**

- g. **P0827/21/FUL** – 3 Offa's Close, Sedbury, Chepstow, NP16 7AS.

Erection of a single storey rear and side extension. Demolition of existing conservatory.

**Tidenham Parish Council does not support this application. Parish Councillors understand the proposal to facilitate easier access for a disabled person but the height and depth of this patio, in addition to the existing extension, is excessive. The raised patio (0.9m) and additional screening fence (1.8m) from patio level makes the total height between the two gardens 2.7m which will deliver an oppressive wall between the 2 houses/gardens. Without the additional screening fence means the neighbours gardens are easily overlooked.**

- h. **P0860/21/FUL** – 3 The Gardens, Tutshill, Chepstow, NP16 7FF.

Erection of a ground floor rear and side extension, with first floor rear extension and chimney.

**Tidenham Parish Council supports this application. Parish Councillors have commented on three areas and would like the planning officer to investigate; 1) potential imposing on neighbours, if there are any wood burning stove restrictions and direct access to a toilet from the kitchen.**

- i. **P0932/21/FUL** – 24 Wirewood Crescent, Tutshill, Chepstow, NP16 7BZ.

Erection of rear dormer, side and rear single storey extension and internal alterations.

**Tidenham Parish Council supports this application.**

- j. **P0938/21/FUL** – Powder House Barn, Coleford Road, Tutshill, Chepstow.

Erection of single storey orangery. Demolition of conservatory.

**Tidenham Parish Council supports this application.**

- k. **P0941/21/FUL** – Rose Cottage, Gower Lane, Woodcroft, Chepstow.

Erection of a single storey garden room and verandah.

**Tidenham Parish Council supports this application.**

- l. **P0942/21/FUL** – 28 Severn Avenue, Tutshill, Chepstow, NP16 7EE.

Erection of a two storey extension and first floor extension to create first floor level.

**Tidenham Parish Council supports this application.**

- m. **P1049/21/TPO** – 3 Bigstone Meadow, Tutshill, Chepstow, NP16 7JU.

1 x Larch of DFTPO50 (G3) - Trim back branches overhanging shrubs by one metre, as the tree is encroaching garden area.

**Tidenham Parish Council supports this application.**

- n. **CTIL131352\_VF60075** - Tump Farm, Sedbury Lane, Chepstow, NP16 7HW.

Proposed base station installation upgrade.

**Tidenham Parish Council supports this proposed upgrade.**

## **11 TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS**

None.

## **12 TO CONSIDER HIGHWAY ISSUE**

**To consider** suggestions for highways projects that can be forwarded to County Councillor McFarling to be funded from the Highways Local Fund.

## **13 TO REPORT ON HIGHWAY ISSUES**

a. **To report** 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. **To report** the following highways issues have been received and reported to GCC Highways:

- i. Position of 30mph signs and faded white lines at junction of Gloucester Road and A48.
- ii. Trees concealing 30mph sign on Castleford Hill.
- iii. Sedbury Beachley Village Hall sign pointing in wrong direction.
- iv. Broken bollards by shops in Sedbury.
- v. Damaged bollard and safety railing at Wyedean and Offa's Mead schools.
- vi. Damaged safety railings at double mini roundabouts at Tutshill.

## **14 TO CONSIDER NOMINATED COUNCILLOR TO RECEIVE PLANNING DOCUMENTS FOR JULY**

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

## **16 TO CONFIRM THE DATE OF THE NEXT MEETING**

Next meeting 28<sup>th</sup> July 2021.

**\*\* Allows a period not exceeding fifteen minutes for members of the public to make statements and ask questions of the Committee. This item does not preclude Suspension of Standing Orders by the Committee to allow participation on Items on the Agenda.**

**i) Each person will be required to state their name and address.**

**ii) Each person will be allowed no more than three minutes plus a brief follow-up to any answers given by the Committee.**

**iii) Questions may be answered but not debated by the Committee.**

**iv) Any issues that the Committee considers require consideration should be referred to the next meeting of the Committee or deferred to the next Full Council Meeting.**

**\*\*\* Planning Applications - A member of the public can address the Committee after registering with the Clerk before the commencement of the meeting. The total time allowed for all representations for each application is six minutes. Council recommends the selection of a spokesperson where more than one person wishes to present a particular view. Speakers will not be permitted to enter into debate with members, officers or each other nor cross examine the applicant, objectors or supporters or any other party or any Councillor.**

**Members of the public wishing to attend the meeting must adhere to the Covid 19 guidance for meetings such as the wearing of a face covering and mask, maintaining social distancing, hand sanitising and providing contact details on arrival. For full details of the Council's rules for attendance following due risk assessment please go to the Meetings page of the website Meetings 2021 ([tidenhamparishcouncil.co.uk](http://tidenhamparishcouncil.co.uk)).**