

Minutes of Planning, Development Control & Highways Committee Meeting held on 30th June at 7.00pm at Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury.

Present: Councillors: Bollen, Drew, Hartford-Beynon, O'Toole, Tullett (Chairman) and Wall.
Officers: D Stevens (Clerk's Assistant).

1 **CHAIRMAN**

To elect a chairman for 2021/22.
Councillor Koning was proposed and elected unanimously.

2. **ATTENDANCE**

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

3. **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.
None received.

4. **MINUTES OF PREVIOUS MEETING**

- a. **Resolved to approve** as a correct record the minutes of the meeting held on 28th April 2021.
- b. **To consider** any matters arising from those minutes. There were none.

5. **PUBLIC CONSULTATION**

There were no members of the public present.

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

There was none.

7 **TO CONSIDER OTHER PLANNING ISSUES**

Resolved the Clerk's Assistant to write to FoDDC Planning to enquire if planning permission has been applied for 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.
Tidenham Parish Council supports this application.
- b. **P1054/21/FUL** – Fairview, Netherhope Lane, Tidenham, Chepstow.
Erection of a single storey side together with external works and landscaping.
Tidenham Parish Council supports this application.
- 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.
Tidenham Parish Council supports this application.

9 **RESOLVED 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** – Wydean 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 RESOLVED TO NOTE 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 rear patio with ramps for the benefit of a disabled person (retrospective).

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.

The Clerk's Assistant apologised to the planning applicants prior to the meeting and to Councillors during the meeting as the description for this application was stated incorrectly on the agenda.

- 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

There were none.

12 TO CONSIDER HIGHWAY ISSUES

Resolved Councillors requested the following suggestions for highways projects be forwarded to County Councillor McFarling to be funded from the Highways Local Fund.

- a. Improvements to Castleford Hill footpath for pedestrians to safely go into Chepstow and in particular mobility scooters, wheelchairs and pedestrians with prams/pushchairs/buggies.
- b. To improve signage in the parish i.e., speed limits, 'thank you for driving well', footpaths etc.
- c. Repair or replacement of kissing gate on Bishton Lane opposite Penmoel Lane.
- d. Councillors also requested support from Councillor McFarling with highway repairs for example; pot holes in Tylers Way, Norse Way and Denmark Drive, drainage issues in Denmark Drive, broken bollards on Beachley Road, damaged and raised kerb stones in Buttington Road.

13 TO REPORT ON HIGHWAY ISSUES

- a. **Resolved to note** all temporary road closures notices, blanket orders & closure forms, road work bulletins, etc received since the last committee meeting have been distributed to councillors.
- b. **Resolved to note** 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.
Councillor Wall advised the angle of the 30mph has been further adjusted and not now viewable from the A48.

- ii. Trees concealing 30mph sign on Castleford Hill. The Clerk's Assistant stated the trees have been cut back and Councillor Wall advised they will need cutting back again in the near future.
- iii. Sedbury and Beachley Village Hall sign pointing in wrong direction. The Clerk's Assistant stated the sign has been corrected.
- 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 JULY PLANNING DOCUMENTS

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

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

Councillor O'Toole reported that a property in Gower Lane with a recent extension had a window installed that did not meet with planning requirements. This has been corrected and now complies with planning consent.

Councillor Drew reported that there will be better buses operating on a dial-a-ride service from 2022. He also stated there will be more electric car charge points and electric bicycle purchase schemes available from 2022.

Councillor Bollen reported the better buses would include four mini buses operating round rural areas but would not operate on current bus routes.

Councillor Bollen reported overhanging trees from a property on Beachley Road affecting pedestrians on the footpath opposite Sedbury Lane. Councillor Tullet will look into this.

Councillor Wall reported continued issues on Castleford Hill with the width of the footpath, earth falling on the footpath and low hanging trees interfering with both vehicle and pedestrian traffic. The Clerk's Assistant to enquire if GCC Highways has any plans to undertake major refurbishment of Castleford Hill. Councillor Wall also reported that the maintenance manager at Castleford House did not know who is responsible for the overhanging trees but asked the Clerk's Assistant to report to GCC Highways.

16 RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 28th July 2021.

The meeting closed at 19:54 hours.