

Minutes of Planning, Development Control & Highways Committee Meeting held on 28<sup>th</sup> July at 7.00pm at Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury.

Present: Councillors: Bollen, Drew, Hartford-Beynon, Koning (Chairman), O'Toole and Tullett.  
Officers: D Stevens (Clerk's Assistant).  
Eleven members of the public.

**1. VICE-CHAIRMAN**

**To elect** a vice-chairman for 2021/22.

Councillor Hartford-Beynon was proposed and elected unanimously.

**2. ATTENDANCE**

a. **Resolved to receive** apologies for absence from those councillors unable to attend from Councillor Wall.

b. **Resolved to accept** those apologies received with reasons for absence from Councillor Wall.

**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 30<sup>th</sup> June 2021.

b. **To consider** any matters arising from those minutes.

**Page 1 item 7**, Councillor Tullett asked if there was any update and the Clerk's Assistant advised no update has been received.

**5. PUBLIC CONSULTATION**

Mr T Gilchrist, Mr O Roberts and residents of Rosemary Lane attended the meeting to put forward their objection to planning application P1146/21/OUT, item 8b on the agenda.

Mr T Gilchrist presented to Councillor's planning application objections focused on the FoD Development Plan, Flooding - A48 and property, Flooding – Foul and surface water discharge into a stream and loss of grade 2 agricultural land.

Mr O Roberts presented to Councillor's planning application objections focused on highways and other issues which included reported accidents, vehicle movements, passing places, heritage and ecology, utilities and disruption.

**Resolved to accept** that item 8b be taken out of order by decision of the Chairman, due to members of the public being present.

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

There was none.

**7. TO CONSIDER OTHER PLANNING ISSUES**

There was none.

**8. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

a. **P2121/20/FUL** – Sheercliffe, Coleford Road, Tidenham.

Extension and alterations to dwelling to form a two-storey linked side extension. Erection of a detached double carport with room above and associated works.

**Tidenham Parish Council was unable to consider this application due to lack of information. The existing and proposed side and front elevations and driveway details, as requested by the planning officer, were not available on the FoDDC planning portal.**

**b. P1146/21/OUT – Land North of Rosemary Lane, Chepstow.**

Outline application for tourist chalets (all matters reserved) and associated works.

**Tidenham Parish Council does not support this application due to lack of and/or inconclusive data and no identified benefit for the local community.**

Parish Councillors were particularly concerned with the following:

- The proposed plan is outside the settlement boundary and for this reason should be declined.
- The proposed site is grade 2 agricultural land and as such should be protected.
- The area of village where the holiday park is proposed consists of 12 dwellings/cottages. A development as proposed would change the character of the village considerably.
- Significant drainage issues in the area with regular flooding of Rosemary Lane with no plans for improvements for surface (site roads, hard standings, etc) and foul water (discharge from septic tank for twelve chalets). The desk research model used by GCC does not agree with the real-life experience of local residents which is supported by photo evidence of recent flooding on the Lane and on the A48. In the context of the District Council's aims to make the district more resilient to floods supporting the application would not be consistent with this policy aim.
- Residents at the south end of Rosemary Lane have suffered for a long time with intermittent water pressure in their homes. An additional 12 chalets nearby will certainly aggravate this situation.
- Lack of paths on Rosemary Lane and the A48 for safe walking or cycling to local shops and attractions. A possible economic benefit of a proposed chalet park for a nearby local farm shop is negatively impacted by the lack of a safe footpath along the A48 resulting in an increased chance that tourists will use a car and travel to the superstore in Chepstow.
- The indicative drawing of the planned entry shows that to allow for the entry to the park and 2 passing places a stretch of more than 30 metres of ancient hedgerow will be lost.
- Increased traffic on an already restricted Rosemary Lane which can cause obstructions back onto the A48. The start of Rosemary Lane is stated to accommodate 2-way traffic for 18m, the reality is less than 18m. The desk research model seems to be at odds with the real-life situation on site.
- Lack of passing places along the whole of Rosemary Lane and the whole stretch of lane suffers from restricted visibility.
- Local community is largely made up of elderly residents and the influx of people to the chalets, with no onsite warden/caretaker, could lead to unmanaged disturbance to the area.
- The Parish Council wonders why no business plan was included in the application.

**c. P1151/21/FUL – Cherry Tree, 33A Wyebank Way, Tutshill, Chepstow.**

Erection of attached single garage.

**Tidenham Parish Council supports this application.**

**d. P1252/21/FUL – The Bungalow, Gower Lane, Woodcroft, Chepstow.**

Proposed conversion and remodelling of the bungalow which includes the erection of a first-floor extension with dormers into the roof space, front and rear extensions and demolition of the existing conservatory.

**Tidenham Parish Council supports this application.**

- e. **P1257/21/TPO** – Land Adjacent to Castleford House Nursing Home, Castleford Gardens, Tutshill, Chepstow.  
Undertake works to trees belonging to G41 TPO22 (A1). Crown lift to 6 metres above ground all trees overhanging road/footpath between Castleford House Nursing Home and Vine Cottage. Remove 2 x Ash and 3 x Elm, as these trees are leaning heavily towards the road.  
**Tidenham Parish Council supports this application.**

## 9. RESOLVED TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC

- a. **P0142/21/FUL** – 6 Hendrick Drive Sedbury Chepstow.  
Erection of a single storey rear extension, new porch and outbuilding.  
**Full Permission.**
- b. **P0056/21/DISCON** – Land Off, Beachley Road, Chepstow, NP16 7BP.  
Discharge of Condition 03 (boundary treatments) relating to planning permission P1792/13/OUT.  
**Granted Permission.**
- c. **P0793/21/FUL** – 29 Bigstone Grove, Tutshill, Chepstow, NP16 7EN.  
Erection of a single storey rear extension.  
**Full Permission.**
- d. **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).  
**Full Permission.**
- e. **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.  
**Consent.**

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

There was none.

## 11. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

There was none.

## 12. TO CONSIDER HIGHWAY ISSUES

There was none.

## 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** email received regarding the brambles, rubbish and overgrown tree branches on the steps from Beachley Road to the A48 bridge. In addition, concern with cyclist riding on the steps and request for no cycling signs. The Clerk's Assistant advised issue has been reported to GCC Highways and Councillor Drew advised the brambles have been cut back.
- c. **Resolved to note** email received regarding Sedbury upkeep which includes overgrowth issues in and around Beachley Road and Grahamstown Road, broken bollards, pot holes, etc. The Clerk's Assistant advised issues have been reported to GCC Highways and Two Rivers Housing. Councillor Koning suggested contacting residents to see if they were willing to cut the grass areas and/or with

agreement of Two Rivers Housing adopting the unkempt areas on the corner of Grahamstown Road.

- d. **Resolved to note** email received regarding the state of the road surfaces on the roundabout outside Barratts development and leading to the A48. The Clerk's Assistant advised roundabout improvements are expected when Barratts development is near complete.
- e. **Resolved to note** email received regarding growth of Ragwort on the roundabout on the Beachley Road and Wyebank Road junction and along the A48 and B4228. The resident has reported this issue on the GCC Highways 'Report it' website.

#### **14. TO CONSIDER NOMINATED COUNCILLOR TO RECEIVE PLANNING DOCUMENTS**

**Resolved to accept** from August 2021 onwards Councillors will take it in turn (using an alphabetical Committee member list) to review and advise the Committee on planning applications for the month. Four Councillors were in favour and two Councillors were against this resolution.

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

Councillor O'Toole reported the 30mph on the B4228 when entering Woodcroft is lying on the ground. Councillor Drew reported the bollards outside the Spar on Beachley Road have been replaced.

#### **16. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING**

Next meeting 25<sup>th</sup> August 2021.

**The meeting closed at 20:30 hours.**