

Minutes of Planning, Development Control & Highways Committee Meeting held on 25th August at 7.00pm at Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury.

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

1. ATTENDANCE

- a. **Resolved to receive** apologies for absence from those councillors unable to attend from Councillors Bollen and Hartford-Beynon. Councillor Bollen advised via telephone prior to the meeting she will be resigning from this committee.
- b. **Resolved to accept** those apologies received with reasons for absence from Councillors 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.
None received.

3. MINUTES OF PREVIOUS MEETING

- a. **Resolved to approve** as a correct record the minutes of the meeting held on 28th July 2021. There were two typo errors identified on page 6 item 8b, fifth bullet intermitted should be intermittent and eighth bullet, second sentence should be Rosemary Lane.
- b. **To consider** any matters arising from those minutes. There were none.

4. PUBLIC CONSULTATION

There were no members of the public present.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

There was none.

6. TO CONSIDER OTHER PLANNING ISSUES

There was none.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P1274/21/FUL – Double View, Loop Road, Beachley, Chepstow.**
Single storey rear extension with extension to rear gable at first floor.
Tidenham Parish Council supports this application.
- b. **P1221/21/FUL – The Garstones, Rosemary Lane, Stroath, Chepstow.**
Change of use of a small equestrian stable to a 1 bed holiday rental property.
Tidenham Parish Council supports this application.
- c. **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 supports this application.
- d. **P1411/21/FUL – Granary Barn, Stroath Farm, Stroath, Chepstow.**
Conversion and restoration of historic farm buildings to create 3 dwellings. Ancillary site and access works.
Tidenham Parish Council objects to this application for the following reasons:

- The chairman has contacted the agent on two occasions to arrange a site visit and has received no response.
 - The planned development is not within a settlement boundary.
 - Councillors are concerned with access to and from the A48, and the dependency on private car use with no safe pedestrian or cycle paths in the area.
 - In addition, Councillors were also concerned with consultee comments related to heritage, highways, PROW and trees.
- e. **P1412/21/LBC – Granary Barn, Stroath Farm, Stroath, Chepstow.**
Listed building consent for the conversion and restoration of historic farm buildings to create 3 dwellings. Ancillary site and access works.
Tidenham Parish Council objects to this application for the same reasons as stated in application P1411/21/FUL.
- f. **P1437/21/FUL – Cramond, Beachley Road, Tutshill, Chepstow.**
Front single storey extension, rear two storey extension, external materials change and new vehicular access.
Tidenham Parish Council supports this application conditional on sufficient space for the bus stop and waiting passengers that is located outside of this property.
8. **RESOLVED TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC**
- a. **P0279/21/FUL – The National Diving and Activity Centre, Day House Quarry, Tidenham, Chepstow.**
Erection of a three storey modular facilities building.
Full Permission.
- b. **P0808/21/FUL – 50 Beachley Road, Sedbury, Chepstow, NP16 7AA.**
Erection of a single storey rear and side extension. Demolition of existing conservatory.
Full Permission.
- c. **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.
Full Permission.
- d. **P0995/21/FUL – 6 Castleford Gardens, Tutshill, Chepstow, NP16 7LF.**
Removal of existing conservatory and replace with new extension and associated works.
Full Permission.
- e. **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.
Full Permission.
- f. **P1151/21/FUL – Cherry Tree, 33A Wyebank Way, Tutshill, Chepstow.**
Erection of attached single garage.
Full Permission.
- g. **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.
Consent.

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

There was none.

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

There was none.

11. TO CONSIDER HIGHWAY ISSUES

Resolved to note email received describing the 20s Plenty Group campaign for a normal speed limit of 20mph on residential streets to be added for consideration at the next committee meeting.

12. 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** further correspondence received regarding Sedbury upkeep which includes Sedbury roundabout and the pavements next to the new flats on Ormerod Road. The Clerk's Assistant advised GCC Highways inspects roads and pavements when repairs or resurfacing are complete. Councillor Koning suggested that litter picks and other improvements to the environment could be undertaken by local volunteers and should be considered at a future meeting.
- c. **Resolved to note** new pedestrian crossing signs installed on the A48 either side of the Sedbury Lane crossing.

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

Councillor Drew – reported the parking area and pavement outside of the Spar in Sedbury was in a bad state of repair and potentially a safety hazard.

Councillor Drew – reported the continued pot hole repairing and suggested roads in Sedbury need to be resurfaced.

Councillor Drew – Suggested the possible purchase of a second-hand foot bridge for the Sedbury Lane crossing over the A48.

Councillor Wall – reported the bus stops on Beachley Road and the top of Castleford Hill require the weeds cutting back.

Councillor Wall – asked if there was an update on the resurfacing of Castleford Hill.

Councillor Tullett – reported the footpath along Buttingford Hill has restricted width due to soil from embankment and tree roots.

14. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 22nd September 2021.

The meeting closed at 20:08 hours.