

Minutes of Planning, Development Control & Highways Committee Meeting held on 27th October at 7.00pm at Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury.

Present: Councillors: 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 Drew and Hartford-Beynon.
- b. **Resolved to accept** those apologies received with reasons for absence from Councillors Drew 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 25th August 2021. There were two errors identified on page 9 item 1a and 1b, Councillor Wall should have been Councillor Hartford-Beynon. One item on page 11 item 13 last report should have been from Councillor Tullett. One item on page 11 item 14 date of next meeting should have been 22nd September 2021.
- b. **To consider** any matters arising from those minutes.
Page 11 item 12b, Councillor Koning requested the consideration of litter picks be added to the agenda for future Council meetings.
Page 11 item 11, Councillor Tullett asked if the committee will consider the 20s Plenty Group campaign. The Clerk's Assistant confirmed further to the October Council meeting and feedback from County Councillor McFarling, a 20mph limit will be considered at the November Council meeting.

4. PUBLIC CONSULTATION

There were no members of the public present.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

Resolved to accept Councillor Koning and Wall to participate in the District Council Local Plan community engagement forum.

6. TO CONSIDER OTHER PLANNING ISSUES

Resolved to note the correspondence received with regards planning application P0827/21/FUL and to write back to the resident advising the Council's position and confirming the feedback given.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P1482/21/FUL – Recreation Ground, Coleford Road, Tutshill, NP16 7BN.**
Siting of a steel storage container to store football club equipment.
Tidenham Parish Council supports this application.
- b. **P1585/21/FUL – Grey Rocks, Coleford Road, Woodcroft, Chepstow.**
Alterations to dwelling house with front and rear extensions, including the addition of a new annexe above the existing garage.
Tidenham Parish Council supports this application. However, the Council has concerns with the garage footings and if these will support the addition of the annexe being built on top of the garage.

- c. **P1645/21/FUL – 4 Woodcroft Terrace, Woodcroft, Chepstow, Gloucestershire.**
Proposed change of part garage to self-catering holiday let.
Tidenham Parish Council is unable to support this application. The application submitted is for the creation of a separate dwelling, to be used as a holiday let, which was previously refused for change of use to residential. The application also violates other earlier application conditions for no business, trade or profession to be carried out in the garage, first floor areas to be used for storage only in perpetuity and for the garage not to be used for residential purposes.
- d. **P1743/21/FUL – 6 Woodcroft Terrace, Woodcroft, Chepstow, Gloucestershire.**
Erection of a single storey extension with associated works.
Tidenham Parish Council supports this application.
- e. **P1758/21/TPO – 2 The Gardens, Tutshill, Chepstow, NP16 7FF.**
1 x Copper Beech (T2) of DFTPO190 - 20% crown reduction.
Tidenham Parish Council supports this application.

8. RESOLVED TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC

- a. **P0083/21/DISCON – Chase Farm, Miss Graces Lane, Tidenham Chase, Chepstow.**
Discharge of conditions 07 (external lighting), 08 (roofing materials and external materials) of planning permission P0245/19/FUL.
Approval.
- b. **P0743/21/FUL – 23 Park View, Sedbury, Chepstow, NP16 7BE.**
Proposed loft conversion including dormers and raising garage roof.
Full Permission.
- c. **P0932/21/FUL – 24 Wirewood Crescent, Tutshill, Chepstow, NP16 7BZ.**
Erection of rear dormer, side and rear single storey extension and internal alterations.
Full Permission.
- d. **P0938/21/FUL – Powder House Barn, Coleford Road, Tutshill, Chepstow.**
Erection of single storey orangery. Demolition of conservatory.
Application withdrawn.
- e. **P0941/21/FUL – Rose Cottage, Gower Lane, Woodcroft, Chepstow.**
Erection of a single storey garden room and verandah.
Full Permission.
- f. **P1221/21/FUL – The Garstones, Rosemary Lane, Stroat, Chepstow.**
Change of use of a small equestrian stable to a 1 bed holiday rental property.
Full Permission.
- g. **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.
Full Permission.
- h. **P1274/21/FUL – Double View, Loop Road, Beachley, Chepstow.**
Single storey rear extension with extension to rear gable at first floor.
Full Permission.

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

- a. **P0083/21/DISCON – Chase Farm, Miss Graces Lane, Tidenham Chase, Chepstow.**
Discharge of conditions 07 (external lighting), 08 (roofing materials and external materials) of planning permission P0245/19/FUL.
Tidenham Parish Council supports this application.

- b. **P1453/21/FUL – Madgetts Farm, Tidenham Chase, Chepstow, NP16 7LZ.**
Conversion of redundant barn to dwelling with associated parking, landscaping and works.
Tidenham Parish Council supports this application.

- c. **P1463/21/FUL – Severnvale Equestrian Centre, Tidenham, Chepstow, NP16 7LL.**
Erection of a two-storey building to provide dorm accommodation and works to the existing Manege with associated works.
Tidenham Parish Council supports this application.

- d. **P1536/21/FUL – 4 Philpots Court, Tidenham, Chepstow, NP16 7LL.**
Single storey extension to existing two storey dwelling house.
Tidenham Parish Council supports this application.

- e. **P1590/21/AG – The Chaselands, The Chase, Woolaston.**
Prior notification for the erection of agricultural building for the storage of machinery and equipment.
Tidenham Parish Council supports this application.

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

There were none.

11. TO CONSIDER HIGHWAY ISSUES

There were none.

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** that the Community Speed Watch training, initial site assessment and first survey have been completed. Councillor Koning and Wall both volunteered to take part in future surveys and requested additional sites be identified and suggested Gloucester Road.

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

Councillor Wall – reported concerns from a local resident regarding the speed of traffic on Coleford Road and straddling the central white lines on the bend next to the village hall. Concern was also shared regarding two incidents where the school crossing lollipop man was narrowly missed.

Councillor O'Toole – asked for an update with regards the Woodcroft VAS sign. GCC Highways have advised the speed VAS unit is beyond repair and are purchasing a replacement unit.

Councillor Tullett – reported that the wall on the corner of Beachley Road and Sedbury Lane has been crashed into again. This wall was only recently repaired and is often the scene of road traffic collisions. Councillors suggested the police be contacted for data on the frequency of collisions and suggestions for improvements.

Councillor Koning – advised of an article in the GCC newsletter requesting community support to help keep public right of way paths maintained and clear of brambles etc. Councillors requested this item to be added to the agenda of a future meeting.

14. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 24th November 2021.

The meeting closed at 20:17 hours.