

Minutes of Planning, Development Control & Highways Committee Meeting held on 24th November at 7.00pm at Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury.

Present: Councillors: Drew, Koning (Chairman), Tullett and Wall.
Officers: D Stevens (Clerk's Assistant).
One member of the public.

1. ATTENDANCE

- a. **Resolved to receive** apologies for absence from those councillors unable to attend from Councillor Hartford-Beynon.
- b. **Resolved to accept** those apologies received with reasons for absence from Councillor 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 27th October 2021.
- b. **To consider** any matters arising from those minutes.
Page 14 item 12b, Councillor Wall asked and was advised dates for another Community Speed Watch training have been requested.

4. PUBLIC CONSULTATION

Dr Jacks attended the meeting to request Parish Council support for traffic calming measures on Bishton Lane. Dr Jacks explained that residents on Bishton Lane are experiencing increased levels of traffic using the lane as a rat run, excessive speed, use of car horns and generally becoming more dangerous for residents and other road users, including pedestrians. Residents have also seen the lane condition deteriorate with the increased traffic and road patching by various contractors. Dr Jacks advised he has written to County Councillor McFarling who will be taking the issue up with GCC Highways. Councillors suggested the committee consider at a future meeting.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

There were none.

6. TO CONSIDER OTHER PLANNING ISSUES

There were none.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P1780/21/APP** – Land Adjoining 14, Loop Road, Beachley, NP16 7HE.
Approval of reserved matters (layout, scale, access, appearance and landscaping) for x1 dormer bungalows and temporary siting of a caravan for the duration of the build.
Tidenham Parish Council supports this application.
- b. **P1645/21/FUL** – 4 Woodcroft Terrace, Woodcroft, Chepstow, Gloucestershire.
Proposed change of part garage to self-catering holiday let.
Councillors considered this application and accepted further response needs to be sent to FoDDC planning, see below.

There has been planning applications for this garage submitted in 2016, 2018 and 2019.

The 2016 application was for upgrading an existing garage for a stone building which was permitted. The 2018 application was refused as it intended a change of use to accommodation. The 2019 application was for alterations to the garage which received permission with the condition that in the garage “no business, trade or profession shall be carried out (...).”

This latest application seems to be another attempt by the applicant to gain approval for the conversion of the garage to include living accommodation, this time as a commercial holiday let.

Tidenham Parish Council (TPC) has again considered this application and its opinion remains unchanged from last time which is as follows.

TPC does not to support his application.

Reasons:

The latest changes to application P1645/21/FUL to add privacy screens to the balcony is indicating that the applicant intends to convert this garage to include living accommodation.

TPC is of the opinion that it seems that during communications between FoDDC and the applicant in no way the issue has been addressed that the siting, scale and prominence in the street scene is detrimental to the existing character and appearance of the traditional pattern/grain of development and the visual amenity of the area (NPPF Policy CSP1 / AP1 and AP4) nor that the proposal is excessive in scale and it is tantamount to the creation of a separate dwelling as the site is divorced from 4, Woodcroft Lane by a substantial distance (NPPF, NPPG (Design) , CSP1?AP1 and AP4) and that for these two reasons alone this application should not be successful.

TPC are concerned that if in this case planning approval is granted it will set a precedent for the other garages next to the garage in question to be converted to separate residential dwellings.

Permitting this application would not contribute to creating low-cost housing as the intention is to use the building as a holiday let. Furthermore, TPC can see no benefit or direct contribution to the local economy in granting approval.

- c. **P1844/21/FUL** – 3 Severn Avenue, Tutshill, Chepstow, NP16 7EF.
Erection of two storey extension to rear elevation and new porch entrance. Demolition of existing outbuilding.

Tidenham Parish Council supports this application.

- d. **P1848/21/FUL** – 1 Buttington Road, Sedbury, Chepstow, NP16 7AN.
Proposed two storey side extension with associated works.
Tidenham Parish Council supports this application conditional on; 1) the impact on the building line of surrounding properties being assessed by planning, and, 2) the impact of felling a mature tree assessed by the Tree Officer.

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

- a. **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.
Full Permission.

- b. **P1437/21/FUL** – Cramond, Beachley Road, Tutshill, Chepstow.
Front single storey extension, rear two storey extension, external materials change and new vehicular access.
Full Permission.

- c. **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.
Full Permission.
- d. **P1590/21/AG – The Chaselands, The Chase, Woolaston.**
Prior notification for the erection of agricultural building for the storage of machinery and equipment.
Approved.

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

There were none.

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

There were none.

11. TO CONSIDER HIGHWAY ISSUES

- a. **Resolved to accept** Councillor Drew to be nominated Councillor for Gloucestershire's Road Safety policy consultations.
- b. **Resolved to accept** the request for community support to help keep public rights of way paths maintained and clear of brambles etc should be included in the Parish Council spring newsletter.

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.

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

Councillor Drew – reported concerns related to road white lining and pot holes not being very well repaired. Councillor Drew agreed to take photos of affected areas and forward to the Clerk's Assistant to report to GCC Highways.

Councillor Tullett – reported mud on the road again outside Barratts Wyedean Fields development. Councillors commented they hadn't seen the road sweeper or signs warning of the road sweeper. Building continues further into the site but there has been earth movement next to the show house which was thought to be the cause of the mud.

Councillor Tullett – reported the Gloucestershire newsletter had an article on road network development 2025-2030 and asked if the Parish Council should be involved. 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 15th December 2021.

The meeting closed at 19:50 hours.