

Minutes of Planning, Development Control & Highways Committee Meeting held on 26th January at 7.00pm at Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury.

Present: Councillors: Drew, Hartford-Beynon, Koning (Chairman) and Tullett.
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 Wall.
- b. **Resolved to accept** those apologies received with reasons for absence from Councillor Wall.

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 15th December 2021.
- b. **To consider** any matters arising from those minutes. There were none.

4. PUBLIC CONSULTATION

Resolved to accept that item 7a be taken out of order by decision of the Chairman, due to a member of the public being present.

Mr Nash attended the meeting to present his and neighbours objections to planning application, P1954/21/FUL item 7a on the agenda. Mr Nash advised the neighbouring area was mainly bungalows and their objection is the roof terrace on the ground floor extension, which is significant size at 42sqm, gives no privacy to neighbouring properties.

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. **P1954/21/FUL – Venta View, 5 Hendrick Drive, Sedbury, Chepstow.**
Proposed erection of single storey flat roof extension with roof terrace.
Tidenham Parish Council does not support this application due to the size of the roof terrace and the lack of privacy for neighbouring properties to the sides and rear of this property.
- b. **P1970/21/FUL – Bramley Barns, Beachley, Chepstow, NP16 7HB.**
Conversion of barn to a holiday let with associated works. Demolition of attached sheet sheds.
Tidenham Parish Council supports this application.
- c. **P2036/21/FUL – 10 Crane Pool Avenue, Sedbury, Chepstow, NP16 7FS.**
Erection of a single storey rear orangery extension with associated works.
Tidenham Parish Council supports this application.
- d. **P2076/21/FUL – Castleford House Nursing Home, Castleford Gardens, Tutshill, Chepstow.**
Construction of a new 40-bedroom residential care home with associated parking within the grounds of Castleford House.

Tidenham Parish Council supports this application with two comments. The Council would appreciate if the car park capacity can be reviewed given the increase number of staff and visitors using the car park, and also improvements to sewage treatment / foul water drainage, due to comments noted.

e. P2082/21/FUL – 19 Elm Road, Tutshill, Chepstow, NP16 7BX.

Demolish the existing front porch and single storey car garage and construct new timber clad attic dormer and new rear single storey extension with additional off-street parking.

Tidenham Parish Council does not support this application due to the size of the rear single-story extension and the possible use of the roof as a terrace. The size of the extension is a significant footprint increase and out of keeping for the area. If the roof was to be used as a terrace there would be a lack of privacy for neighbouring properties.

f. P2085/21/FUL – Homer House, Tidenham, Chepstow, NP16 7JQ.

Extension of existing storage area, provision of new garage and associated works.

Tidenham Parish Council supports this application.

g. P0002/22/DISCON – Grey Rocks, Coleford Road, Woodcroft, NP16 7HY.

Discharge of condition 07 (tree details) relating to planning permission P1585/21/FUL.

Tidenham Parish Council supports this application.

h. P0023/22/FUL – Little Beverston, Boughspring Lane, Tidenham Chase, NP16 7JL.

Erection of garage with storage/ancillary accommodation over. Demolition of existing garage.

Tidenham Parish Council supports this application.

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

a. P0714/20/FUL – Land at Wyebank Road, Tutshill, NP16 7ER.

Erection of a replacement fence.

Full Permission.

b. 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.

Full Permission.

c. P1848/21/FUL – 1 Buttington Road, Sedbury, Chepstow, NP16 7AN.

Proposed two storey side extension with associated works.

Full Permission.

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

a. P1994/21/FUL – Bridge End Cottage, Old Hill, Tutshill, Chepstow.

Erection of a detached Garden Room with raised timber decking and new pedestrian access from existing public footpath.

Tidenham Parish Council supports this application.

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

There were none.

11. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

a. Resolved to accept the proposed speed reduction on Castleford Hill, Tutshill and Bridge Street, Chepstow and support the Traffic Regulation Order (TRO) scheme.

12. TO REPORT ON HIGHWAY ISSUES

- a. **Resolved to note** all temporary road closures notices, blanket order & closure form, road work bulletins, etc received since the last committee meeting have been distributed to councillors.
- b. **Resolved to note** Gloucestershire Road Safety questionnaire considering 20mph speed limits completed on behalf of the Council.
- c. **Resolved to note** letter supporting postponing the closure of the Tintern Wireworks Bridge sent and responses received from David Davies, MP and Mat Feakins, MCC.

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

Councillor Tullett – reported the width restriction on the pavement on Buttington Hill, between Buttington Terrace and the bottom of the hill. The Clerk's Assistant advised this has been reported to GCC Highways.

Councillor Tullett – reported that a neighbour has advised uneven drain covers, left over safety fencing and damaged pavement next to the new flats on Ormerod Road. The Clerk's Assistant to investigate and report to the appropriate authority.

14. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 23rd February 2022.

The meeting closed at 20:05 hours.