

Minutes of Planning, Development Control & Highways Committee Meeting held on 23<sup>rd</sup> February at 7.00pm at Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury.

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

## 1. ATTENDANCE

- a. **Resolved to receive** apologies for absence from those councillors unable to attend.
- b. **Resolved to accept** those apologies received with reasons for absence.  
All committee councillors present.

## 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 26<sup>th</sup> January 2021.
- 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

**Resolved to note** correspondence regarding Strategic Housing and Economic Land Availability Assessment (SHELAA 2022) and suggestions for land that can accommodate future housing and employment and be included in the new Local Plan. **Councillors resolved** that focus should be on brown field sites and affordable housing, this could include development at Severn Bridge Park, Beachley. It was also agreed that no large developments should be suggested until agreed plans for infrastructure improvements are in place. Councillors Hartford-Beynon and Koning agreed to prepare a shortlist for review by Councillors at the March meetings. The Clerk's Assistant to forward the latest SHELAA reports to Councillors and consolidate all suggestions.

## 6. TO CONSIDER OTHER PLANNING ISSUES

There were none.

## 7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0078/22/FUL – Galleons Reach, Boughspring Lane, Tidenham Chase, NP16 7JJ.**  
Erection of a single storey rear extension, front and side porch with internal alterations.  
**Tidenham Parish Council supports this application.**
- b. **P2107/21/OUT – Tubular Cottages, Beachley Road, Tutshill, NP16 7ED.**  
Outline application for the erection of to provide 5 No. 2 Bed Terraced Houses to the rear of No. 1, 2, 3, 4, 5 and 6 Tubular Cottages. (Some matters reserved).  
**Tidenham Parish Council supports this application.**
- c. **P0068/22/FUL – Rose Cottage, Park Hill Lane, The Chase, Woolaston.**  
Erection of single storey extensions to front and rear and installation of 3 gable windows on front elevation.  
**Tidenham Parish Council supports this application.**

- d. **P0159/22/FUL – 3 Lime Way, Tutshill, Chepstow, NP16 7SQ.**  
Erection of a single storey rear extension with associated works.  
**Tidenham Parish Council supports this application.**

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

- a. **P0823/21/FUL – Yewbury House, Coleford Road, Woodcroft, Chepstow.**  
Partition of part of existing dwelling as a holiday let and construction of a new access from highway.  
**Full Permission.**
- b. **P1536/21/FUL – 4 Philpots Court, Tidenham, Chepstow, NP16 7LL.**  
Single storey extension to existing two storey dwelling house.  
**Refuse.**
- c. **P1645/21/FUL – 4 Woodcroft Terrace, Woodcroft, Chepstow, Gloucestershire.**  
Proposed change of part garage to self-catering holiday let.  
**Full Permission.**
- d. **P1780/21/FUL – 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.  
**Full Permission.**
- e. **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.  
**Full Permission.**
- f. **P1938/21/FUL – Batu Lebar, Coleford Road, Woodcroft, NP16 7HY.**  
Alterations to existing dwelling including the installation of new glazing, modification of existing flat roof to a pitched roof, and an extension to the rear of the property.  
**Full Permission.**
- g. **P2036/21/FUL – 10 Crane Pool Avenue, Sedbury, Chepstow, NP16 7FS.**  
Erection of a single storey rear orangery extension with associated works.  
**Full Permission.**
- h. **P0002/22/DISCON – Grey Rocks, Coleford Road, Woodcroft, NP16 7HY.**  
Discharge of condition 07 (tree details) relating to planning permission P1585/21/FUL.  
**Approval.**
- i. **P0023/22/FUL – Little Beverston, Boughspring Lane, Tidenham Chase, NP16 7JL.**  
Erection of garage with storage/ancillary accommodation over. Demolition of existing garage.  
**Full Permission.**

**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 CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES**

- a. **Resolved to note** correspondence received with regards excess mud on the roundabout next to the entrance of Wyedean Fields. Correspondence was also received from Barratts Homes who advised they have re-instated and increased the frequency of the road brushing and have committed to reduce the 'cart-off' of mud from the site, which will be monitored. Barratt Homes will also re-surface and re-landscape the roundabout and anticipate to start in April and complete end of June.
- b. **Resolved to note** correspondence received from Severn Estuary Vision to explore responses to sea level rise in communities, to include potential impacts and solutions in the parish. **Councillors resolved** the main areas of concern for property are the low lands around the coast of Beachley and also Elmdale, leading off Castleford Hill, Tutshill. Councillors were unsure of potential solutions or barriers to solutions but would consider further when more information is available.
- c. **Resolved to note** correspondence received with regards cycling on the A48 bridge and request for no-cycling signs. The Clerk's Assistant to write to GCC Highways to enquire if no cycling signs can be installed from the top of the steps on Beachley Road to the end of footpath on the A48 bridge.

## **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.

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

**Councillor Koning** – advised the 2026 deadline for reporting unrecorded Public Rights of Way has been removed, there is no longer a deadline.

**Councillor Koning** – advised that £20m of the £521m County Council budget is allocated to cycle routes and would like cycle routes in the south of the county connecting Tidenham Parish with the Forest of Dean.

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

Next meeting 23<sup>rd</sup> March 2022.

**The meeting closed at 20:12 hours.**