

Minutes of Planning, Development Control & Highways Committee Meeting held on 27th April 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).
Six members of the public.

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.

Resolved to accept that items 4 and 5 be taken out of order by decision of the Chairman, due to the members of the public present.

3. MINUTES OF PREVIOUS MEETING

- a. **Resolved to approve** as a correct record the minutes of the meeting held on 23rd March 2022.
 - b. **Resolved to consider** any matters arising from those minutes.
- Page 28, item 11b** – Councillor Koning reported that the Community Speed Watch training for Gloucester Road was cancelled due to sickness. The Clerk's Assistant gave an update to changes in how the police manage the Community Speed Watch programme and also to advise the training will be rescheduled as soon as possible.
- Page 29, item 12b** – Councillor Koning reported temporary traffic management on Castleford Hill and concern about possible road works following the recent road re-surfacing. Councillor Wall reported the traffic management has since been removed with no road works.

4. PUBLIC CONSULTATION

Mrs D McCrea and residents of Rosemary Lane attended the meeting to put forward their concerns and objections to planning application P1146/21/OUT, considered by Tidenham Parish Council in July 2021, and continues to be considered by the District Council.

Mrs D McCrea read out a statement which included the following summary:

- There have been three extensions of time for the planning application and there are still outstanding documents and data.
- There are inaccuracies and out of date information and data in both the recent planning statement and business plan.
- There has been a change in the standing water flood risk, now medium, and this planning application, if granted, will only make the situation worse.
- Highways have requested passing places be created to mitigate the increased level of traffic and safe traffic flow on Rosemary Lane. There have already been three traffic incidents on Rosemary Lane requiring emergency services this year.
- Large sections of hedgerows with nesting birds, some are ancient hedgerows, will have to be removed to allow access to the site and creation of passing passes.
- The site itself will be unsupervised, hosting done virtually and keys available via lock boxes could include chalets/fixed caravans and touring caravans, which is all a concern for local residents.
- The planning application has been called in and the earliest date for review is September.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

Resolved to note correspondence received with regards the Holiday Chalet planning application on land north of Rosemary Lane, P1146/21/OUT. Councillors discussed various aspects of this planning application and confirmed the lengthy objection sent in July 2021 covered the concerns. Councillor Koning suggested Mrs D McCrea and residents also contact the Ward Councillors for their support at District Council.

6. TO CONSIDER OTHER PLANNING ISSUES

There were none.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

a. P0029/22/DISCON – Watersmeet House (Also Known as Rose Cottage), Beachley, Chepstow, NP16 7HG.

Discharge of Conditions 03 (Ecological Enhancement Plan), 04 (Lighting) relating to planning permission P0438/21/FUL.

Tidenham Parish Council resolved other consultees are better placed to comment and as such the Council will not be commenting at this time.

b. P0297/22/FUL – Glenavon, Coleford Road, Tutshill, Chepstow.

Construction of front and rear extensions and internal alterations with double garage.

Tidenham Parish Council supports this application.

c. P0368/22/FUL – Boughcliff House, Tidenham Chase, Chepstow, NP16 7JN.

Erection of a first-floor extension and single storey extension and solar panels. Conversion of garage to provide annex ancillary to main dwelling. Erection of home office/gym. Installation of outdoor pool with landscaping and associated works. Demolition of part of existing dwelling and summerhouse.

Tidenham Parish Council supports this application.

d. P0440/22/LBC – Day House Farm, Tidenham, Chepstow, NP16 7LH.

Listed building consent for the conversion of agricultural barns and outbuildings into residential dwellings.

Tidenham Parish Council resolved not to comment on listed building consent at this time.

e. P0446/22/FUL – Land to The North of Castleford Hill Road, Tutshill, Chepstow, NP16 7LF.

Change of use of land to dog walking areas with proposed fence and car parking.

Tidenham Parish Council resolved not to support this application for the following reasons:

- Environmental concerns and increased car usage to and from this location.
- Safety for those walking to this location with no viable footpath without crossing a fast 40mph stretch of road. The entrance is also close to a blind uphill bend on Castleford Hill and a right turn lane into Castleford Gardens.
- Shirley's Grove, an established dog walking field left by Miss Shirley to be used by the community specifically for that purpose. Locally Shirley's Grove is known as "the dog field" and is only 100 metres away.
- Offa's Dyke path runs within 100 metres of this location and is very popular with local dog walkers and those visiting the area.
- Location is within an ANOB and a considerable part of the field being used will be fenced.

f. P0468/22/FUL – Little Bishton, Bishton Lane, Tidenham, Chepstow.

Erection of rear oak-framed orangery. Demolition of existing conservatory.

Tidenham Parish Council supports this application.

- g. **P0539/22/TPO – 10 Madocke Road, Sedbury, Chepstow, NP16 7AY.**
Oak tree T1 of DFTPO137 - Undertake a 20% crown reduction (approximately 1.5 metres), due to casting excessive shade and proximity to neighbouring properties.
Tidenham Parish Council supports this application.

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

- a. **P1453/21/FUL – Madgetts Farm, Tidenham Chase, Chepstow, NP16 7LZ.**
Conversion of redundant barn to dwelling with associated parking, landscaping and works.
Full Permission.
- b. **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.
Withdrawn.
- c. **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.
Refused.
- 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.
Full Permission.
- e. **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.
Full Permission.
- f. **P0159/22/FUL – 3 Lime Way, Tutshill, Chepstow, NP16 7SQ.**
Erection of a single storey rear extension with associated works.
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

Resolved to not apply for a Cultivation Licence for the replanting of the roundabout next to Barratts Wyedean Fields development on Beachley Road, Sedbury. Instead, Barratts are to be approached to see if they will replant daffodil bulbs on the roundabout or donate a quantity of bulbs to be planted in the parish.

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 Drew – reported that he felt the tarmac repairs outside the Spar parking area is of a sub-standard quality. Councillor Wall agreed to visit the site and report back to the committee.

Councillor Tullett – reported the parking on Beachley Road, at the junction with King Alfred’s Road, can be restrictive for other road users and limiting visibility when exiting King Alfred’s Road. Councillor Drew agreed to take some photos and report back to the committee.

Councillor Koning – suggested writing to GCC highways and thanking them for the resurfacing of Castleford Hill. The Clerk’s office to discuss and draft a letter.

14. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 25th May 2022.

The meeting closed at 20:29 hours.