

You are invited to attend a meeting of Tidenham Parish Council's Planning, Development Control & Highways Committee that has been arranged for **Wednesday, 26th October at 7:00pm** in Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury, for the transaction of business according to the enclosed agenda.

Yours faithfully,

Mrs Carol Hinton

Clerk to the Council

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Note: Members of the public are welcome to attend meetings of the Council and Committees, unless specifically excluded due to the confidential nature of the business. Members of the public can ask questions or make representation during item 4 but the council cannot make a decision on any matter which is not specified on the agenda.

AGENDA

1. ATTENDANCE

- a. **To receive** apologies for absence from those councillors unable to attend.
- b. **To consider** for acceptance those apologies received with reasons for absence.

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.

Interests may be declared at any time during the meeting should they become apparent.

3. MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 24th August, 2022.
- b. **To consider** any matters arising from those minutes.

4. PUBLIC CONSULTATION **

To receive and consider any questions from the Public which may be answered but not debated.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

- a. **To consider** completing the FoDDC Settlement Hierarchy Assessment for **Tidenham parish**.
- b. **To receive and consider** any other correspondence.

6. TO CONSIDER OTHER PLANNING ISSUES

None.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED ***

- a. **P1287/22/FUL** - 5 Hendrick Drive, Sedbury, Chepstow, NP16 7EL.
Proposed erection of single storey flat roof extension with roof terrace. (Resubmission).
- b. **P1165/22/FUL** - 11 Wirewood Crescent, Tutshill, Chepstow, NP16 7BZ.
Erection of a lean to roof over existing rear extension with associated fenestration and works.
- c. **P1355/22/FUL** - Sheepcot Farm, Miss Graces Lane, Tidenham Chase, Chepstow.
Erection of a new pony stables and handling facility, an equestrian building to accommodate and train horses.
Staff welfare facilities. Manure compound.

8. TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC

- a. **P1146/21/OUT** – Land North of Rosemary Lane, Chepstow.
Outline application for tourist chalets (all matters reserved) and associated works.
Application withdrawn.
- 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.
Full Permission.
- c. **P0336/22/FUL** – Wirewoods Green Manor, Elm Road, Tutshill, Gloucestershire.
Erection of a single storey orangery side extension with internal alterations and associated hard and soft landscaping. Demolition of a single storey conservatory extension.
Full Permission.

- d. **P0343/22/LBC** – Wirewoods Green Manor, Elm Road, Tutshill, Chepstow.
Listed building consent for the erection of a single storey orangery side extension with internal alterations and associated hard and soft landscaping. Demolition of a single storey conservatory extension.
Listed Building Consent.
- e. **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.
Full Permission.
- f. **P0587/22/FUL** – Old Ferry Inn Business Centre, Beachley, Chepstow, NP16 7HH.
Conversion of part of existing commercial building to provide x5 apartments with associated amenity space and parking. Erection of x2 attached townhouses with associated parking and amenity space. Erection of lifeboat tug store and erection of bin and cycle storage building. Construction of vehicular access.
Refuse.
- g. **P0589/22/FUL** – Day House Quarry, Tidenham, Chepstow, NP16 7LH.
Enhancement of the existing haul road and apron, and storage of excess material.
Full Permission.
- h. **P0600/22/FUL** – Day House Quarry, Tidenham, Chepstow, NP16 7LH.
Erection of compound structures, installation and use of pontoons on the water and the installation and use of a vertical access to the water on the south side of the quarry. Demolition of existing structures.
Full Permission.
- i. **P0686/22/FUL** – 10 Loop Road, Beachley, Gloucestershire, NP16 7HE.
Erection of dwelling with associated landscaping, parking and works.
Refused.
- j. **P0800/22/PQ3PA** - Cheltenham Elms, Boughspring Lane, Tidenham Chase, Chepstow.
Prior approval for the conversion of agricultural building to provide 2 No. single storey dwellings.
Refused.
- k. **P0885/22/FUL** - 9 Wirewood Crescent, Tutshill, Chepstow, NP16 7BZ.
Erection of a single storey extension and outbuilding. Demolition of garage and conservatory. (General permitted development extension).
Full Permission.
- l. **P0952/22/FUL** - Barn At, Church Cottage, Tidenham.
Conversion of a barn into a church /community facility with associated works.
Full Permission.
- m. **P0077/22/DISCON** - Madgetts Farm, Tidenham Chase, Chepstow, NP16 7LZ.
Discharge of Condition 3 (EVC charging point), Condition 6 (Lighting), Condition 7 (Biodiversity Enhancement), Condition 8 (Bird Nesting Survey), Condition 9 (Roofing & External Facing materials) relating to P1453/21/FUL.
Approval.
- n. **P0866/22/FUL** - Ivy Rock, Tidenham, Chepstow, NP16 7JF.
Installation of freestanding P.V Array with associated works.
Full Permission.

9. **TO REPORT ON PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS (s101)**

- a. **P1113/22/FUL** - Chancefield (formerly The Old Nursery), Boughspring Lane, Tidenham Chase, Chepstow.
Erection of replacement dwelling with garage and associated works. (Revised scheme - P1000/19/FUL).
Tidenham Parish Council supports this application.

10. **TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS**

None.

11. **TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES**

- a. **To consider** correspondence from County Cllr McFarling regarding the crossing on the A48 at Sedbury Lane.
- b. **To consider** EV charging point locations for assessment by GCC – could include public car parks, village hall car parks and the like where a partnership approach with the council might yield results.
- c. **To consider** report from full council about type of vehicles using Coleford Road, near to Mopla Road junction, and if any actions can be taken to improve road safety.
- d. **To consider** where to install GCC Highways supplied '20 is plenty' signs.
- e. **To consider** correspondence regarding speeding on Rosemary Lane.
- f. **To consider** correspondence with regards the clearing of the pavement along Beachley Road.
- g. **To consider** correspondence with regards badger road kills on A48.

h. To receive and consider any other correspondence.

12. TO REPORT ON HIGHWAY ISSUES

- a. To report** 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. To report** the Community Speedwatch Team have received the application for a fixed Speedwatch camera but are delayed progressing the request. A second Community Speedwatch Fund has been announced.

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

14. TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 23rd November, 2022.

- ** Allows a period not exceeding fifteen minutes for members of the public to make statements and ask questions of the Committee. This item does not preclude Suspension of Standing Orders by the Committee to allow participation on Items on the Agenda.**
 - i) Each person will be required to state their name and address.**
 - ii) Each person will be allowed no more than three minutes plus a brief follow-up to any answers given by the Committee.**
 - iii) Questions may be answered but not debated by the Committee.**
 - iv) Any issues that the Committee considers require consideration should be referred to the next meeting of the Committee or deferred to the next Full Council Meeting.**
- *** Planning Applications - A member of the public can address the Committee after registering with the Clerk before the commencement of the meeting. The total time allowed for all representations for each application is six minutes. Council recommends the selection of a spokesperson where more than one person wishes to present a particular view. Speakers will not be permitted to enter into debate with members, officers or each other nor cross examine the applicant, objectors or supporters or any other party or any Councillor.**