

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

Present: Councillors: Drew, Koning, Tullett and Wall (Chairman).
Officers: D Stevens (Assistant Clerk).

1. ATTENDANCE

- a. **Resolved to receive** apologies for absence from those councillors unable to attend from Cllr Hartford-Beynon.
- b. **Resolved to accept** those apologies received with reasons for absence from Cllr 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 24th August, 2022.
- b. **Resolved to consider** any matters arising from those minutes.

Page 10, item 5a – Cllr. Tullett asked for an update on planning application P1146/21/OUT, chalets on Rosemary Lane, and Cllr. Wall advised that it was withdrawn before it was due to be considered at the FOD planning meeting.

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 P1287/22/FUL, item 7a on the agenda. Mr Nash stated that in his opinion there are no changes to the previous planning application, P1954/21/FUL, which was withdrawn in March 2022. Mr Nash advised the bat survey has not been completed and confirmed the main issue is the balcony / roof terrace and lack of privacy for his and neighbouring properties. Cllr. Koning advised the size of the balcony / roof terrace is a concern and even with the obscure panels there was a lack of privacy, visibility and noise, concern.

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

- a. **Resolved to approve** the completed Settlement Hierarchy Assessment for Tidenham parish and send to FODDC.
- b. **Resolved to note** there was no other correspondence.

6. TO CONSIDER OTHER PLANNING ISSUES

There were 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).
Tidenham Parish Council does not support this application due to the size of the roof terrace, being out of character and the lack of privacy, both visibility and noise, for neighbouring properties to the sides and rear of this property.
- 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.
Tidenham Parish Council supports this application.

- 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.
Tidenham Parish Council supports this application.

8. RESOLVED 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** - Chelton 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. RESOLVED TO NOTE 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

There were none.

11. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **Resolved to note** correspondence from County Cllr. McFarling regarding the crossing on the A48 at Sedbury Lane and suggestion of additional road markings to better warn drivers of people crossing.
- b. **Resolved to consider** possible EV charging point locations for assessment by GCC at the next meeting.
- c. **Resolved to note** report from full council about type of vehicles using Coleford Road, near to Mopla Road junction, and to consider further when feedback received from County Councillor McFarling.
- d. **Resolved to install** GCC Highways supplied '20 is plenty' signs on Coleford Road in Woodcroft (travelling north towards Coleford) and Tutshill near to Mopla Road, also Beachley Road near the Lifestyle store. Cllr. Koning and Assistant Clerk to install signs.
- e. **Resolved to note** correspondence regarding speeding on Rosemary Lane. The Assistant Clerk to write to the resident and suggest they report the issue on the Highways online reporting system.
- f. **Resolved to note** correspondence with regards the clearing of the pavement along Beachley Road.
- g. **Resolved to note** correspondence with regards badger road kills on A48.
- h. **Resolved to note** there was no other correspondence.

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** the Community Speedwatch Team have received the application for a fixed Speedwatch camera but are delayed progressing the request. Cllr. Wall reported speed problems on Coleford Road, near the blocked off junction with Elm Road and suggested the Assistant Clerk request the Police perform a site review. Councillors agreed.

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

Cllr. Wall, on behalf of Councillor Drew who left the meeting early – Reported that some of the Bollards on the pavement outside the shops in Sedbury on Beachley Road are broken or missing. To be reported to GCC Highways.

Cllr. Koning – mentioned that planning applications should be scrutinised against all the national and local rules and regulations and that he felt that the committee are not always doing that. The question is how in-depth the Planning Committee needs to go to taking into account all the detailed planning rules or that our assessment can be more superficial and more about aesthetics and personal preference. If the committee should take in account all the relevant legislation, they should have a short guide with the relevant rules and regulations. The Assistant Clerk to make further enquiries with FODDC Planning Department.

Cllr. Koning – Questioned if the marked parking spaces on the of Stoulgrove Lane and Woodcroft Lane were official. The Assistant Clerk to enquire with GCC Highways.

Cllr. Wall – Reported the Tutshill sign on Castleford Hill was facing the wrong way. To be reported to GCC Highways.

Cllr. Wall – Requested GCC Highways be asked to advise why the cutting of trees has been stopped on Castleford Hill.

Cllr. Wall – Reported that the dog exercising field on Castleford Hill is now operational but appears to be non-compliant to the approved plans and planning conditions. The non-compliances include:

- The cutting back of vegetation to reveal good visibility of the entrance from both directions on Castleford Hill has not been completed, particularly the ash tree on the left has not been removed.
- An area for parking for 4 four-wheel vehicles is shown on the block plan to be provided with a permeable surface but at the moment the space is barely enough for two vehicles.
- The entrance is supposed to be wide enough for two vehicles to pass each other, at the moment this could only be achieved by partially leaving the gravel to the grass.
- The area marked track for vehicle manoeuvring extends for the whole width of the compound to be surfaced with a permeable material. Only a small area has been covered which is used for parking and the rest remains grass.
- Control should be by CCTV. I can see no evidence of any.

14. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 23rd November, 2022.

The meeting closed at 20:25 hours.