

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

Present: Councillors: Hartford-Beynon, Koning, Russell, 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 Drew.
- b. **Resolved to accept** those apologies received with reasons for absence from Cllr Drew.

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 26th October, 2022.
- b. **Resolved to note** matters arising from those minutes.

Page 14, item 11f – Cllr Tullett confirmed the improvement to the recent cleared pavement along Beachley Road.

Page 15, item 13 – Cllr Koning asked if there was any feedback with regards the marked parking spaces in Woodcroft. The Assistant Clerk advised no feedback as yet.

Page 14, item 11d – Cllr Wall asked if the '20 is Plenty' signs have been installed. Cllr Koning advised this was arranged but due to bad weather needs to be rearranged.

4. PUBLIC CONSULTATION

There were no members of the public present.

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. **P0099/22/DISCON** – Ivy Rock, Tidenham, Chepstow, NP16 7JF.
Discharge of Condition 4 (Detailed Planting Scheme) relating to P0866/22/FUL.
Tidenham Parish Council supports this application.
- b. **P1400/22/PQ3PA** – Chelton Elms (Also Known as Barn at Chelton Elms), Boughspring Lane, Tidenham Chase, Chepstow.
Conversion of agricultural building to provide two single storey dwellings and associated building works.
Tidenham Parish Council supports this application.
- c. **P1412/22/FUL** – Orchard Lee, Bishton Lane, Tidenham, Chepstow.
Erection of a two-storey side garage extension and single storey rear kitchen extension with associated works.
Tidenham Parish Council supports this application.
- d. **P1465/22/FUL** – Granary Barn, Stroath Farm, Stroath, Chepstow.

Variation of Condition 2 (in accordance with approved plans) relating to P1411/21/FUL and P1412/21/LBC.

Tidenham Parish Council supports this application.

- e. **P0101/22/DISCON** – Land to the North of Castleford Hill, Castleford Hill, Tutshill, NP16 7LF. Discharge of condition 4 (Noise Management) relating to planning permission P0446/22/FUL.

Tidenham Parish Council does not support this application due to the following reasons.

- **No CCTV to monitor activity has been installed as far as the Council can see.**
- **The noise management plan proposed is not a proper plan and should have been submitted according to the planning consent conditions before the first use of the site.**
- **Five dogs, especially large dogs, could create considerable noise for nearby residents.**

- f. **P1530/22/FUL** – Old Ferry Inn Business Centre, Road from Buttington Terrace to the Old Ferry Inn, Beachley, Gloucestershire.
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. (REVISED SCHEME).

Tidenham Parish Council supports this application.

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

- 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).

Full Permission.

- 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.

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** request from GAPTC for EV charging point locations for assessment by GCC. Councillors suggested the car park to the north of Beachley Road next to the butchers, the Assistant Clerk to identify registered keeper, and Wyedean School and Sixth Form Centre car park, also being the weekend car park for the Wye Valley Greenway. Councillor Koning to ask the school if there are any plans for EV points, or objections to EV points.
- b. **Resolved to note** the Second Community Speedwatch Safety Fund is open for applications and Councillors agreed to apply for a second fixed speed camera for Gloucester Road, Tutshill. Councillors also considered reported feedback from District Councillor and Deputy PCC Nick Evans and asked the Assistant Clerk to enquire status of the first application and if a second application for a fixed speed camera would be considered.
- c. **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** Wales and West Utilities were requested by GCC Highways to carry out emergency repairs to the road works on Beachley Road, Sedbury, adjacent to The Yetts. Repairs have been completed.

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

Cllr Koning – raised concerns about the safety of pedestrian crossing Coleford Road near to The Rising Sun pub, patrons often park in Woodcroft Close. Cllr Koning asked if the Assistant Clerk contact GCC Highways to consider installing 'Pedestrian' and 'Slow' signs to warn approaching vehicles.

Cllr Koning – reported the reduced width of the footpath, due to earth/weeds and fallen leaves on the edge of the footpath, between Woodcroft and Tutshill. The Assistant Clerk to raise a report with GCC Highways.

Cllr Hartford-Beynon – raised concerns with the flooding on Coleford Road next to Bishton Lane and pedestrians, including parents and school children, often getting splashed by passing vehicles.

Cllr Wall – Asked if there had been any feedback from GCC Highways with regards the part complete tree management on Castleford Hill and also the gap in the tarmac at the bottom of Castleford Hill next near the traffic lights. The Assistant Clerk advised that the GCC Highways tree inspector has written to the land owners requesting the trees are cut back and has not had any feedback with regards the gap in the tarmac.

Cllr Wall – Asked if the Assistant Clerk can get an update on the previously reported issues with the dog exercising field on Castleford Hill.

14. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 21st December, 2022.

The meeting closed at 20:04 hours.