

Minutes of the Planning, Development Control & Highways Committee Meeting held on 25<sup>th</sup> January at 7.30pm at Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury.

Present: Councillors: Hartford-Beynon, Koning (Chairman), Russell and Tullett.  
Officers: D Stevens (Assistant Clerk).

**Cllr. Tullett proposed** Cllr. Koning to chair the meeting, all agreed.

### 1. ATTENDANCE

- a. **Resolved to receive** apologies for absence from those councillors unable to attend from Cllrs Drew and Wall.
- b. **Resolved to accept** those apologies received with reasons for absence from Cllrs Drew and Wall.

### 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 21<sup>st</sup> December, 2022.
- b. **Resolved to note** matters arising from those minutes.

Page 20, item 11a – a resident of The Yetts, Sedbury has contacted Cllr Koning with regards the road surface in The Yetts. The resident also contacted the Assistant Clerk who advised the issue has been reported to GCC Highways who have feedback repairs are on their forward program but currently not in financial year 2023/24. The resident was also advised to contact County Councillor Chris McFarling.

### 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. **P1575/22/FUL** – 24A Wyebank Way, Tutshill, Gloucestershire, NP16 7DN.  
Erection of a single storey rear extension in place of existing conservatory.  
**Tidenham Parish Council supports this application.**
- b. **P1764/22/GPDE** – Venta View, 5 Hendrick Drive, Sedbury, Chepstow.  
Erection of a single storey rear extension. (General permitted development extension).  
**Tidenham Parish Council supports this application without the roof terrace as shown on previous applications. Tidenham Parish Council will object to any future application for a roof terrace and suggests a condition is placed on this application, if awarded, that a roof terrace will not be permitted.**
- c. **P1730/22/FUL** – Montpelier, Gloucester Road, Tutshill, Chepstow.  
Erection of rear extension and alterations, erection of garden room and shed.  
To also include additional information received on 19<sup>th</sup> January.  
**Tidenham Parish Council supports this application.**

- d. **P1761/22/FUL** – Astolat, Lancaut Lane, Woodcroft, Chepstow.  
Erection of two storey side extension. (Revised).  
**Tidenham Parish Council supports this application.**
- e. **P1709/22/FUL** – 28 Elm Road, Tutshill, Gloucestershire, NP16 7BX.  
Erection of single storey rear extension.  
**Tidenham Parish Council supports this application.**
- f. **P0120/22/DISCON** – Church Cottage, Tidenham, Chepstow, NP16 7JQ.  
Discharge of Condition 3 (sample of roofing material) and Condition 5 (large scale details of casement windows) relating to planning permission P0952/22/FUL.  
**Tidenham Parish Council supports this application.**
- g. **P0036/23/FUL** – 14 Beachley Road, Tutshill, Gloucestershire, NP16 7EG.  
Erection of side and rear extensions and alterations with associated works.  
Cllr. Hartford-Beynon declared knowing the residents and agreed to not vote on this application.  
**Tidenham Parish Council supports this application.**
- h. **P0006/23/DISCON** – Wirewoods Green Manor, Elm Road, Tutshill, Gloucestershire.  
Discharge of Condition 3 (large scale details of windows, doors, external eave cornice and plinth, roof structure and finish, floor finish and proposed roof lantern) relating to planning permission P0336/22/FUL.  
**Tidenham Parish Council is not in a position to comment on the details and resolved other consultees are better placed to comment.**

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

- a. **P1287/22/FUL** - 5 Hendrick Drive, Sedbury, Chepstow, NP16 7EL.  
Proposed erection of single storey flat roof extension with roof terrace. (Resubmission).  
**Application withdrawn.**
- b. **P1400/22/PQ3PA** – Chelten Elms (Also Known as Barn at Chelten Elms), Boughspring Lane, Tidenham Chase, Chepstow.  
Conversion of agricultural building to provide two single storey dwellings and associated building works.  
**Refused.**
- c. **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.  
**Full Permission.**
- d. **P1669/22/FUL** – Barn At, Church Cottage, Tidenham.  
Variation of Condition 2 (approved plans) to change the previously proposed external steps to a ramp relating to planning permission P0952/22/FUL.  
**Full Permission.**
- e. **P0111/22/DISCON** – Castleford House Nursing Home, Castleford Gardens, Tutshill, Chepstow.  
Discharge of Condition 5 (Construction Ecological Management Plan) and Condition 12 (Construction Method Statement) relating to P2076/21/FUL.  
**Approval.**

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** the ongoing flooding in front of Mopla Cottages and if this can be addressed and cured permanently. The Assistant Clerk advised the flooding issue has been reported to GCC Highways who have assigned to the Area Highways Representative.

**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 application for a Community Speedwatch fixed camera was reviewed on site with the Police who advised their approval. Permanent Community Speedwatch signs will also need to be installed either side of camera location. The Council now await GCC to confirm approval and installation of equipment. The police also confirmed that Community Speedwatch surveys can be conducted on this stretch of road and will support an application to the local police team.

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

**Cllr. Koning** advised the ease of reporting pot holes on the GCC Highways webpage and suggested that it might be worth having Councillors reporting pot holes they see in the parish. To be considered further at the next committee meeting.

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

Next meeting 22<sup>nd</sup> February, 2023.

**The meeting closed at 20:13 hours.**