

Minutes of the Planning, Development Control & Highways Committee Meeting held on 22nd March 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).
Five members of the public.

1. ATTENDANCE

- a. **Resolved to receive** apologies for absence from those councillors unable to attend from Councillor Drew.
- b. **Resolved to accept** those apologies received with reasons for absence from Councillor 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 22nd February, 2023.
- b. **Resolved to note** matters arising from those minutes. There were none.

4. PUBLIC CONSULTATION

Ms Lisa Bolt and residents of Philpots Court, Tidenham attended the meeting to put forward their concerns and objections to planning application P0169/23/FUL. Ms Lisa Bolt read out a statement which included the following summary, further details available on the district council planning portal:

- Negative impact on the surrounding rural landscape and nearby residential properties.
- Continued erosion of green belt land.
- Overdevelopment in the surrounding rural area and erosion of greenbelt with a farm shop, business park and golf driving range already operating in the immediate rural area.
- Impact on wildlife, bats, owls and other birds which have been seen in the area.
- Concern with regards noise of dogs barking and commands being shouted during training sessions together with light pollution from outside lights from the building and outside training areas. The proposed development is within 300 yards of Philpots Court, Tidenham.
- No business plan stating hours of operation.

District Councillor Edwards, who attended this meeting as a member of the public advised that she is the partner of the applicant and that she expects this application to go to the Planning committee when considered by the Forest of Dean District Council. As the vice-chair of the district council planning committee, she will have to declare an interest and will not take part in the Committee's discussions nor vote on this application. She also advised that the person to run the dog training is a local person who has lived in the parish all their life and is a one of the top dog trainers in the country.

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. **P0169/23/FUL** – Land South Of, Hanley Farm, Tidenham.
Proposed dog training facility, comprising of an outdoor and an indoor space alongside associated access, parking, landscaping and works.

Councillor Russell stated he understood the concerns from the public and had been through the planning application and felt consideration for this application will go far beyond this committee. Councillor Tullett was concerned about any affected footpaths and the time to have these reinstated. **Tidenham Parish Council considered this application and concluded that it does not have enough information and planning regulation experience to make an informed decision on the proposed (semi-) agricultural development in a rural area, and will therefore not comment on this application.**

- b. **P0155/23/FUL** – The Bungalow, Gower Lane, Woodcroft, Chepstow.
Erection of conservatory to front elevation with solid Ultrarroof.
Tidenham Parish Council supports this application.
- c. **P0245/23/DEM** - Chelten Elms, Boughspring Lane, Tidenham Chase, Chepstow.
Prior approval for the demolition of steel portal framed agricultural building.
Tidenham Parish Council has no objection or comment to make.
- d. **P0244/23/FUL** - 34 Inner Loop Road, Beachley, Chepstow, NP16 7HF.
Erection of single storey front extension.
Tidenham Parish Council supports this application.

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

- a. **P1575/22/FUL** – 24A Wyebank Way, Tutshill, Gloucestershire, NP16 7DN.
Erection of a single storey rear extension in place of existing conservatory.
Granted Permission.
- b. **P1709/22/FUL** – 28 Elm Road, Tutshill, Gloucestershire, NP16 7BX.
Erection of single storey rear extension.
Full Permission.
- c. **P1730/22/FUL** – Montpelier, Gloucester Road, Tutshill, Chepstow.
Erection of rear extension and alterations, erection of garden room and shed.
Full Permission.
- d. **P1761/22/FUL** – Astolat, Lancaut Lane, Woodcroft, Chepstow.
Erection of two storey side extension. (Revised).
Full Permission.
- e. **P1764/22/GPDE** – Venta View, 5 Hendrick Drive, Sedbury, Chepstow.
Erection of a single storey rear extension. (General permitted development extension).
Approved.
- f. **P1870/21/FUL** – Land Off, Sedbury Lane, Sedbury.
Provision of a new access from Sedbury Lane onto agricultural land.
Refused.

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 propose the following highway or footpath works that should be funded from County Councillor Chris McFarling's Highways Local Fund.

- Improvements and widening of Castleford Hill footpath.
- Refreshing/repainting, or painting where none present, road markings on the approach to Tutshill C of E primary school, Coleford Road, Wyedean School and Sixth Form Centre and Offa's Mead Academy, Beachley Road and Dean Close St John's School, Castleford Hill.
- Repair of stiles and fencing on footpath FTM97, near Meads Farm.
- Councillors also requested a copy of the Safety Manual for Footpaths which has been referenced in feedback from GCC Highways.

12. TO REPORT ON HIGHWAY ISSUES

- 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.
- Resolved to note** updates received with regards previously reported Highways issues. Councillor Wall requested to be kept up to date on previously reported Highways issues every two months.

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

Cllr. Koning – received a call from a member of the public who was referred to Tidenham Parish Council, by GCC Highways, to have the speed limit changed on the 50mph section of Beachley Road. The member of public was present when there was an accident between a car and bicycle on Buttington Hill. Councillors discussed there had been other accidents on this stretch of road and suggested the speed limit be reviewed. The Assistant Clerk to contact GCC Highways and the Police to enquire if the speed limit can be reviewed. The Assistant Clerk to also contact the member of public to see who at GCC Highways referred speed limit changes to Tidenham Parish Council.

Cllr. Tullett – suggested asking FoDDC if they could provide a briefing on how and when Parish Councils can have a say on S106 development monies when considering larger planning applications. The Assistant Clerk to approach FoDDC to enquire if they can provide a briefing or training.

14. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 26th April, 2023.

The meeting closed at 19:51 hours.