

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

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

Councillor Koning introduced Mrs K Strong who will be a Councillor from May and interested to understand how this committee works.

### 1. ATTENDANCE

- a. **Resolved to receive** apologies for absence from those councillors unable to attend. There were none.
- b. **Resolved to accept** those apologies received with reasons for absence. There were none.

### 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 22<sup>nd</sup> March, 2023.
- b. **Resolved to note** matters arising from those minutes. There were none.

### 4. PUBLIC CONSULTATION

There were no members of the public.

### 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. **P0351/23/FUL** – Stroat Farm, Stroat, Chepstow, NP16 7LR.  
Variation of Condition 12 (construction of vehicular access to be completed before occupation), Condition 14 (permitted vehicular access not be brought into use until existing northern access permanently closed) and Condition 17 (completion of car/vehicle parking area to be completed before occupation) relating to planning permission P1411/21/FUL to enable part of the development to proceed which will facilitate commencement of the whole development.  
**Tidenham Parish Council supports this application.**
- b. **P0411/23/GPDE** – 22 Severn Avenue, Tutshill, Chepstow, NP16 7EE.  
Erection of single storey flat roof rear extension. (General permitted development extension).  
**Tidenham Parish Council supports this application.**
- c. **P0418/23/TPO** – 53 Bigstone Meadow, Tutshill, Chepstow, NP16 7JU.  
Single sycamore tree within rear garden, covered by A1 of Tree Preservation Order number DFTPO 50 - Remove epicormic growth from stem base to height not exceeding 1.5m from ground level.  
**Tidenham Parish Council supports this application.**
- d. **P0367/23/FUL** – Day House Quarry, Tidenham, Chepstow, NP16 7LH.  
Proposed portacabins to be used for workspace, medical & wellbeing, erection of temporary staff accommodation with ancillary communal spaces, and vertical access staircase to the water.

**Resolved to support** this application however Councillors believed the need for round the clock operation is driving the need for inhouse provision of accommodation, gyms, etc rather than the support of local businesses.

**Tidenham Parish Council supports this application.**

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

- a. **P0036/23/FUL** – 14 Beachley Road, Tutshill, Gloucestershire, NP16 7EG.  
Erection of side and rear extensions and alterations with associated works.  
**Full Permission.**
- b. **P0007/23/DISCON** – Day House Quarry, Tidenham, Chepstow, NP16 7LH.  
Discharge of Condition 5 (Construction Environmental Management Plan - Biodiversity) relating to planning permission P0589/22/FUL.  
**Granted Permission.**
- c. **P0081/23/FUL** – 5 Bigstone Meadow, Tutshill, Gloucestershire, NP16 7JU.  
Erection of a detached timber outbuilding.  
**Full Permission.**
- d. **P0154/23/LD1** – Rock Cottage, Coleford Road, Woodcroft, Gloucestershire.  
Application under Section 191 to establish whether the continued use of Rock Cottage and Clock Cottage as two separate dwellings (Use Class 3) is lawful.  
**Issued.**
- e. **P0155/23/FUL** – The Bungalow, Gower Lane, Woodcroft, Chepstow.  
Erection of conservatory to front elevation with solid Ultrarroof.  
**Full Permission.**
- f. **P0245/23/DEM** - Chelten Elms, Boughspring Lane, Tidenham Chase, Chepstow.  
Prior approval for the demolition of steel portal framed agricultural building.  
**Not Required.**

## **9. RESOLVED TO NOTE PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS (s101)**

There were none.

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

**Resolved to note** appeal decision – Planning Inspectorate ref: APP/P1615/D/22/3297382, 4 Philpots Court, Tidenham, Chepstow, NP16 7LL – P1536/21/FUL.

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

**Resolved to advise** GCC Highways that the cobbles on the corner of Coleford Road and Woodcroft Lane are important to the residents of Woodcroft and the Parish and need to be retained and repaired when road patching work by the Rising Sun pub is carried out. Further to consultation with residents Councillor Koning has received emails from eight residents in the Woodcroft Lane area opposing (for a variety of reasons) any change to the cobbled area. One resident has also asked for the grit bin on that corner to be moved back off the pavement.

## **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** response received from the Road Safety & Traffic Management Officer, Gloucestershire Constabulary on the request to lower the 50mph speed limit on Beachley Road.

- c. **Resolved to note** quote received for installation of Auto Speedwatch Camera in Woodcroft and subsequent offer from GCC Highways to have camera installed free of charge when the Speedwatch road signs are installed.
- d. **Resolved to note** GCC Highways have cleared the blocked drain grates and drain pipes on Coleford Road, Tutshill, outside of Mopla Cottages. GCC Highways have also partially cleared the soakaway in the recreation ground to allow flood water to flow away but have suggested a mechanical digger will be needed to clear all debris blocking the soakaway.

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

**Cllr. Tullett** – enquired if a Community Speedwatch point could be set up on Beachley Road near to the junction with Sedbury Lane or towards Buttington Hill. Councillors discussed using Auto Speedwatch Camera but the cost could be prohibitive. The Assistant Clerk agreed to ask the Police if a Speedwatch site could be approved and the committee agreed to recruit Speedwatch volunteers.

**Cllr. Koning** – asked if the Assistant Clerk could find out what the two black boxes on lamp posts on Coleford Road, Woodcroft and Beachley Road, Tutshill are for.

**Cllr. Wall** – On referencing the GCC Highways Safety Inspection Manual advised the footpath on Castleford Hill has a verge which is over-riding the footway by over 100mm deep and hence should be considered a safety defect. Councillors agreed to further raise the issue of Castleford Hill footpath with County Councillor Chris McFarling at the next meeting. Cllr. Wall also shared concern about the trees overhanging the highway on Castleford Hill and the safety of traffic and pedestrians using Castleford Hill, he also considered these a safety defect. Councillors considered the footpath width restriction and if there is a need to continue having three lanes of traffic on Castleford Hill and that these discourage active travel on Castleford Hill. Councillors also discussed identifying projects that should be identified that could benefit from future S106 monies, including developments of Day House Quarry.

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

Next meeting 24<sup>th</sup> May, 2023.

The meeting closed at 19:50 hours.