

Minutes of the Planning and Highways Committee Meeting held on 27<sup>th</sup> September at 7.00pm at Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury.

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

### 1. ATTENDANCE

- a. **Resolved to receive** apologies for absence from those councillors unable to attend. All attended.
- 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 23<sup>rd</sup> August, 2023.
- b. **Resolved to note** matters arising from those minutes. There were none.

Page 11, item 13 – Councillor Koning advised that he and the Assistant Clerk had a good meeting with Nathan Choat from GCC Highways to discuss status of various highways issues and reports.

### 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. **P1137/23/TPO** – Oakcliffe, Woodcroft, Chepstow, NP16 7HY.  
Fell Sycamore covered by T1 of Tree Preservation Order number DFTPO 89, due to greater than 50% of the tree being dead, and large branches having previously fallen from the tree in 2002 and 2007.  
**Tidenham Parish Council supports this application.**
- b. **P1055/23/PQ3PA** – Agricultural Building At, Chelten Elms, Boughspring Lane, Tidenham Chase.  
Prior approval for the conversion of agricultural building to single storey dwelling and for building operations reasonably necessary for the conversion.  
**Tidenham Parish Council supports this application.**
- c. **P1076/23/LD1** – Madgetts Farm, Tidenham Chase, Chepstow, NP16 7LZ.  
Application under section 191 to establish the use of farm buildings and ancillary curtilage as a commercial poultry slaughterhouse, cutting and processing facility (B2) as lawful.  
**Tidenham Parish Council supports this application.**
- d. **P0883/23/APP** – Tubular Cottages, Beachley Road, Tutshill.  
Approval of reserved matters (Appearance, Landscaping, layout and scale) of P2107/21/OUT for the Outline application for the erection of 5 No. 2 Bed Terraced Houses to the rear of No. 1, 2, 3, 4, 5 and 6 Tubular Cottages.  
**Tidenham Parish Council supports this application.**

- e. **P1177/23/FUL** – Chelten Elms, Boughspring Lane, Tidenham Chase, Gloucestershire.  
Replacement dwelling comprising the demolition of an existing three-bedroom bungalow and the construction of a six-bedroom dwelling.  
**Tidenham Parish Council supports this application.**
- f. **P1225/23/FUL** – Ivy Rock, Tidenham, Chepstow, NP16 7JF.  
Construction of hardstanding and access and erection of gate. (Retrospective).  
**Tidenham Parish Council supports this application.**
- g. **P1178/23/OUT** – Land North Of, Rosemary Lane, Stroath, Chepstow.  
Outline application for the erection of No.12 tourist chalets and associated works (all matters reserved) (resubmission).  
**Tidenham Parish Council does not support this application for the same reasons as the previous application.** This planning application appears to be the same as the previous application P1146/21/OUT with only minor text changes that don't address previous concerns, the previous concerns are as listed below. In addition, Tidenham Parish Council noted that in the Business and Site Management Plan (paragraph 2) the siting of a speculative number of 12 **touring caravans** is envisaged. Tidenham Parish Council is of the opinion that mixed development of a large number of holiday accommodation does not fit the local environment. Tidenham Parish council also has concerns about the remote management of the site with limited opportunity to intervene when visitors do not comply with the "house rules" of the proposed site.  
Previous concerns:
- The proposed plan is outside the settlement boundary and for this reason should be declined.
  - The proposed site is a grade 2 agricultural land and as such should be protected.
  - The area of village where the holiday park is proposed consists of 12 dwellings/cottages. A development as proposed would change the character of the village considerably.
  - Significant drainage issues in the area with regular flooding of Rosemary Lane with no plans for improvements for surface (site roads, hard standings, etc) and foul water (discharge from septic tank for twelve chalets). The desk research model used by GCC does not agree with the real-life experience of local residents which is supported by photo evidence of recent flooding on the Lane and on the A48. In the context of the District Council's aims to make the district more resilient to floods supporting the application would not be consistent with this policy aim.
  - Residents at the south end of Rosemary Lane have suffered for a long time with intermitted water pressure in their homes. An additional 12 chalets nearby will certainly aggravate this situation.
  - Lack of paths on Rosemary Lane and the A48 for safe walking or cycling to local shops and attractions. A possible economic benefit of a proposed chalet park for a nearby local farm shop is negatively impacted by the lack of a safe footpath along the A48 resulting in an increased chance that tourists will use a car and travel to the superstore in Chepstow.
  - The indicative drawing of the planned entry shows that to allow for the entry to the park and 2 passing places a stretch of more than 30 metres of ancient hedgerow will be lost.
  - Increased traffic on an already restricted Rosemary Lane which can cause obstructions back onto the A48. The start of Rosemary is stated to accommodate 2-way traffic for 18m, reality is less than 18m. The desk research model seems to be at odds with the real-life situation on site.
  - Lack of passing places along the whole of Rosemary Lane and the whole stretch of lane suffers from restricted visibility.
  - Local community is largely made up of elderly residents and the influx of people to the chalets, with no onsite warden/caretaker, could lead to unmanaged disturbance to the area.
- h. **P1249/23/FUL** – Hilldene, Kellys Lane, Tidenham Chase, Chepstow.  
Replacement of existing conservatory.  
**Tidenham Parish Council supports this application.**

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

- a. **P0330/23/FUL** – Bridge End Cottage, Old Hill, Tutshill, Chepstow.  
Erection of detached outbuilding with raised decking and new pedestrian access from existing public footpath. (Revised Scheme).  
**Refused.**
- b. **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.  
**Full Permission.**
- c. **P0760/23/FUL** – Honeysuckle Cottage, Miss Grace Lane, Tidenham Chase, Chepstow.  
Erection of single storey side extension to South East elevation with associated works.  
**Full Permission.**
- d. **P0871/23/TPO** – St Johns On The Hill School, Castleford Hill, Tutshill, Chepstow.  
Crown Reduction Works to 1 x Sycamore (*Acer pseudoplatanus*), covered by G1 of DFTPO 218 (referred to as T67 in accompanying tree survey). Specification to include a spread reduction by the removal of 1 x scaffold stem and 2 x secondary branches, as indicated in red on image, cutting back to strong secondary growth. Additional works include light pruning of the extended tips of no more than 1 meter on the road side only.  
**Consent.**
- e. **P0916/23/FUL** – 19 Tylers Way, Sedbury, Chepstow, NP16 7AB.  
Erection of a two-storey side extension with associated works.  
**Full Permission.**
- f. **P0999/23/FUL** – 7 Gloucester Road, Tutshill, Chepstow, NP16 7DB.  
Erection of a single storey rear extension with associated works.  
**Full Permission.**

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

**P0367/23/FUL** – Day House Quarry Tidenham Chepstow.  
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. (Part retrospective).  
**Tidenham Parish Council supports this application.**

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

**Resolved to note** that an appeal has been made by the applicant following a refusal of planning permission by FODDC – Planning Inspectorate ref: APP/P1615/W/23/3317423, Land adjacent to 10 Loop Road, Beachley, Chepstow, Monmouthshire – P0686/22/FUL.

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

**Resolved to note** correspondence received regarding sealed order for change of speed limit from 30mph to 20mph on Castleford Hill from a point 94m east of its junction with Elmdale (50001) to the Gloucestershire County Boundary.

**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.

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

**Cllr. Drew** – advised that weeds growing around the roundabout/traffic island at the junction of Ormerod Road and Beachley Road and also on the traffic island on the junction of Beachley Road and the A48 have grown high and causing visibility issues for car drivers. The Assistant Clerk to report to GCC Highways.

**Cllr. Russell** – advised of fallen trees on the Greenway. Councillor Koning advised a contact for the Greenway to report the trees.

**Cllr. Russell** – advised the road sign on Gloucester Road next to the entrance/exit for Manor Chase blocks visibility for drivers exiting Manor Chase of oncoming vehicles on Gloucester Road. The Assistant Clerk to report to GCC Highways.

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

Next meeting 25<sup>th</sup> October, 2023.

The meeting closed at 19:53 hours.