

Minutes of the Planning and Highways Committee Meeting held on 28<sup>th</sup> February at 7.00pm at Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury.

Present: Councillors: Allan, Koning and Wall (chairman).  
Officers: D Stevens (Assistant Clerk).  
Two members of the public.

### 1. ATTENDANCE

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

### 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 24<sup>th</sup> January, 2024.
- b. **Resolved to note** matters arising from those minutes. There were none.

### 4. PUBLIC CONSULTATION

**Resolved to accept** that item 7b be taken out of order by decision of the Chairman, due to members of the public being present.

Mr and Mrs Edwards attended the meeting to give their input with regards planning application P0100/23/FUL, item 7b on the agenda. Mr Edwards explained that there is already a dog centre that focuses on canine hydrotherapy and dog trainer on site, and that they are looking to expand with a dog agility centre. A UK expert in dog agility will be running the operation and requires both indoor and outdoor facilities. Mr Edwards also explained that pre-application advice was sought from FoDDC planning and the planning application now includes a noise assessment to address concerns with potential noisy barking dogs. It was also stated that the indoor facility should ideally be larger than proposed as suggested by the UK expert but has been kept to the minimum size to address some of the comments received. Mr Edwards advised that he has discussed the planning application with neighbours at Philpots Court but there are still some objections. Councillors Koning and Wall raised the following questions:

- Can the location of the planning application be moved nearer the Hanley Farm shop, business centre and hydrotherapy centre? Mr Edwards advised no because the field adjacent to the allotments is used for other events (car shows, Caterham club, etc). The road between the golf driving range and the proposed dog agility site is dual purpose and also serves the allotments and events field.
- The size of the indoor dog agility facility was also a concern and it was noted the outdoor facility is larger than the indoor facility. Mr Edwards advised the planning application is based on the minimum recommended size and yes, the outdoor facility is larger than the indoor facility.
- Councillor Wall raised, in the context of an earlier planning application made by Mr Edwards that there was a concern that the dog exercise field on Castleford Hill, also owned by Mr Edwards, has no CCTV, parking is not available for three vehicles and there is a large tree obscuring visibility for traffic, all were due to be addressed in the planning application for that site. Mr Edwards advised there is no electricity to power CCTV but the low energy battery solutions are being investigated. Mr Edwards will investigate the parking and tree.

### 5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

- a. **Resolved to suggest** land at Severn Bridge Park Homes, former Buttington Works, Sedbury site be

included in the FoDDC 2024 Strategic Housing and Economic Land Availability Assessment (SHELAA).

- b. **Resolved to note** FoDDC has advised changes to how they notify neighbours and land owners of planning applications. Councillors considered the changes and asked the Assistant Clerk to write to FoDDC and request if more than one planning notice could be posted near to the planning application location.

## 6. TO CONSIDER OTHER PLANNING ISSUES

There were none.

## 7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0003/24/FUL** – Chase End, Tidenham Chase, Chepstow, NP16 7JN.  
Conversion and alteration of the existing garage annex building to create a garden room and home office with lightweight glazed link to the main house.  
**Tidenham Parish Council supports this application.**
  - b. **P0100/24/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. (REVISED SCHEME).  
**Councillors advised that, in their opinion, there are still a number of issues to be addressed. Two Councillors advised they could not support this planning application based on the location / siting and size of the building and the noise assessment and one Councillor advised they support this planning application. Councillors agreed to revert to the decision of the FoDDC planning officer who has more experience with regards siting / location, size of buildings and noise assessments.**
  - c. **P0144/24/FUL** – 10 Elm Road, Tutshill, Gloucestershire, NP16 7BX.  
Conversion of garage and erection of single storey link extension to main house.  
**Tidenham Parish Council supports this application.**
  - d. **P1514/23/FUL** – Land Adjoining 14, Loop Road, Beachley.  
Erection of detached dwelling.  
**Tidenham Parish Council supports this application.**
- ## 8. RESOLVED TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC
- a. **P1583/23/FUL** – Fern Cottage, Netherhope Lane, Tidenham, Chepstow.  
Replacement conservatory with solid roof to side elevation.  
**Full permission.**
  - b. **P1441/23/FUL** – Jasmine Cottage, Miss Graces Lane, Tidenham Chase, Chepstow.  
Erection of a part single, part double storey extension, small entrance porch. External remedial works to improve the appearance and performance of existing building elements. Construction of new driveway. Demolition of an existing single storey ground floor extension.  
**Full permission.**
  - c. **P1601/23/LD1** – Land Adjoining 4 Sedbury Lane, Tutshill, NP16 7DU.  
Application under section 191 to establish whether lawful commencement of applications P1995/20/FUL for the erection of two dwellings has occurred.  
The evidence within the Planning Statement demonstrates that applications P1705/19/APP and P1995/20/FUL were lawfully commenced within the required timescale and that the approved scheme can therefore be completed without the need for planning permission.  
**Certificate of lawful use or development issued.**

## 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** that the appeal 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 has been considered by the Planning Inspectorate and dismissed.

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

**Resolved to note** correspondence from Stantec UK Ltd and the task of developing an active travel strategy for FoDDC. Councillors considered the survey questions and suggested responses and asked the Assistant Clerk to complete the online form.

## **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** feedback from meeting with Nathan Choat, GCC Highways regarding Tidenham Parish Council reported highways issues.
- c. **Resolved to note** that the Autospeedwatch camera is still not working properly. The camera still needs to be repositioned to the top of the pole that it is mounted on to give as much clearance from the VAS unit. Councillor Russell to be asked to contact the contractor who initially installed the camera to change the position of the equipment.

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

Cllr. Koning – asked who is responsible for clearing roads that have been left muddy after vehicles i.e. tractors have been working in the fields. There was a significant amount of mud left on the Coleford Road, B4228 near Woodcroft. The Assistant Clerk to seek clarification from GCC Highways.  
Cllr. Koning – reported recent flooding at the bottom of Castleford Hill and the start of the old Wye Bridge. The Assistant Clerk to report issue on Gloucestershire Fix My Street web site.

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

Next meeting 27<sup>th</sup> March, 2024.

The meeting closed at 20.07 hours.