

Minutes of the Planning and Highways Committee Meeting held on 26th June at 7.00pm at Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury.

Present: Councillors: Allan, Koning and Russell (chairman).
Officers: D Stevens (Assistant Clerk).
One member of the public.

1. **CHAIRMAN**

To elect a chairman for 2024/25.

Councillor Russell was proposed and elected unanimously.

2. **ATTENDANCE**

a. **Resolved to receive** apologies for absence from those councillors unable to attend from Councillors Drew and Wall.

b. **Resolved to accept** those apologies received with reasons for absence from Councillors Drew and Wall.

3. **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.

4. **MINUTES OF PREVIOUS MEETING**

a. **Resolved to approve** as a correct record the minutes of the meeting held on 24th April, 2024.

b. **Resolved to note** matters arising from those minutes. There were none.

5. **PUBLIC CONSULTATION**

Resolved to accept that item 12c be taken out of order by decision of the Chairman, due to a member of the public being present.

A resident of the parish (whose personal details were provided to the Clerk) attended the meeting to give input with regards Heavy Goods Vehicles on the B4228 through Woodcroft, correspondence as per item 12c on the agenda. The resident explained to the committee that the HGVs are very large and unsuitable for the B4228, often appear to be going too fast for the roads and speeding in the 30mph section, they also start running at approximately 5am every morning and run throughout the day. The resident asked if there was anything Tidenham Parish could do to restrict the use or size of the HGVs on the B4228, or if there was anyone else who should contact.

The Assistant Clerk advised he discussed with the local Highways Manager earlier in the week and there are few restrictions that can be put in place. The recommended HGV route between Tutshill and Coleford is along the A48 to Lydney and then Coleford. However, should HGVs require access to addresses nearer to Woodcroft, then they have a right to access. Councillors considered previous reports of HGV traffic through Tutshill, in particular the large Bounds Transport HGVs, and asked the Assistant Clerk to investigate with FoDDC planning if there are any limitations to the number of HGVs that can use the depot on the B4228.

6. **TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES**

a. **Resolved to note** FoDDC draft Local Plan 2021-41 consultation has been announced. Councillor Koning asked if the Committee can consider the consultation at the next Committee meeting.

b. **Resolved to note** correspondence from a resident commenting on planning application P0495/24/OUT – Land at End of Dane's Hill, (Known As 'The Dingle'), Sedbury, Chepstow. This planning application has since been refused by FoDDC Planning, see item 9f.

c. **Resolved to note** correspondence received from a resident with regards planning application P1178/23/OUT, Land North of Rosemary, Lane, Stroat, Chepstow. The correspondence advised that

this planning application will be considered by FoDDC Planning Committee once further information has been submitted.

- d. **Resolved to note** correspondence from resident asking if rumours were true regarding Beachley, Sedbury and Tidenham bypass and housing being transferred to Chepstow/Welsh Councils. The Assistant Clerk advised he was unaware of any rumours and has asked the resident for more details.

7. TO CONSIDER OTHER PLANNING ISSUES

There were none.

8. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P1712/23/OUT** – Dayhouse Quarry, Tidenham, Chepstow, NP16 7LH.
Outline application for a marine engineering facility comprising research, offices, warehousing, medical and manufacturing activities, along with staff accommodation, hard and soft landscaping, infrastructure and associated works. (some matters reserved).
Tidenham Parish Council supports this application.
- b. **P0620/24/PQ3PA** – Agricultural Building, Cheltenham Elms, Boughspring Lane, Tidenham Chase.
Prior approval for the conversion of an agricultural building to provide a single two-storey dwelling and for building operations reasonably necessary for the conversion.
Tidenham Parish Council supports this application.

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

- a. **P1225/23/FUL** – Ivy Rock, Tidenham, Chepstow, NP16 7JF.
Construction of hardstanding and access and erection of gate. (Retrospective).
Full Permission.
- b. **P1344/23/FUL** – Garden Cottage, Stroath, Chepstow.
Erection of an agricultural building for the storage of machinery and fodder.
Full permission.
- c. **P1514/23/FUL** – Land Adjoining 14, Loop Road, Beachley.
Erection of detached dwelling.
Full Permission.
- d. **P0238/24/FUL** – 12 Willow View, Tutshill, Chepstow, NP16 7FP.
Installation of air source heat pump.
Full Permission.
- e. **P0381/24/FUL** – Mount Rose, Gloucester Road, Tutshill, Chepstow.
Conversion of existing double garage into garden room.
Full Permission.
- f. **P0495/24/OUT** – Land at End of Dane's Hill, (Known As 'The Dingle'), Sedbury, Chepstow.
Outline application for the erection up to 2no. self-build dwellings with all matters reserved except for access.
Refused.

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

- g. **P0388/24/FUL** – Sheercliffe, Coleford Road, Tidenham, Chepstow.
Erection of a two-storey side extension and double garage.
Tidenham Parish Council does not support this application until there is clarity about the front size of the building and the use of material and colour:
 - i. The new building on the left is not in keeping with the two other buildings, the original main house and new garage. This in itself can be attractive but in the Parish Councils opinion there is an extreme difference. The two precedent examples of similar architecture are not strong, one being a school not located in the middle of the countryside, the other is a residence but the strong difference in architecture is mitigated by using stonework in the same colour palette. If the

proposal for the new black building would include some mitigation in the extreme colour difference, then this would be more acceptable.

- ii. The proposed "Site plan" on the Planning portal shows next to the new garage a number of terraces, a flower bed and decking. In reality there is a stone build "folly" which has a length of about 10 Meters. The Parish Council concern is that if this "folly" stays in place, the front of the whole building (from the new black building to the end of the folly) would be near to 40 meters which seems not to be in keeping with the other houses on the road. Because of its elevated position this would overshadow the local environment.
- h. **P0714/23/FUL** – Dayhouse Quarry Tidenham Chepstow.
Erection of equipment and vehicle store and associated works.
Tidenham Parish Council supports this application.
- i. **P0495/24/OUT** – Land at End of Dane's Hill, (Known As 'The Dingle'), Sedbury, Chepstow.
Outline application for the erection up to 2no. self-build dwellings with all matters reserved except for access.
Tidenham Parish Council supports this application.
- j. **P0338/24/FUL** – Chase Farm, Miss Graces Lane, Tidenham Chase, Chepstow.
Erection of a replacement cabin (retrospective), creation of new mesh hard standing for customer parking area on adjacent pasture land.
Tidenham Parish Council supports this application.

11. 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/Y/24/3341886, Wyecliffe House, The Old Hill, Tutshill, Chepstow, NP16 7PR – P0438/23/FUL.

12. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **Resolved to note** invitation to a Zoom meeting on the benefits of 20mph to Parish & Town Councils in Gloucestershire. Councillors will consider and respond to the invitation if they wish to join the Zoom call.
- b. **Resolved to note** reports of unsafe parking issues on the B4228 in Woodcroft. Cllr. Koning advised he had surveyed a few residents and they are also concerned with parking and speeding through Woodcroft. Some residents complained that vehicles are often parked too close to drives leaving residents them unable or difficult to enter/exit their own properties. Councillors considered if white lines to restrict parking immediately next to property drives could be installed. The Assistant Clerk to investigate with GCC Highways.
- c. **Resolved to note** report from resident concerning HGVs on the B4228 through Woodcroft from the early hours throughout the day and their unsuitability for the class and size of road. See item 5 on the agenda.
- d. **Resolved to note** report from resident concerning traders advertising on or near the Sedbury roundabout, outside the entrance to Wyedean Fields and Wyebank Road. The Assistant Clerk advised the resident to report the issue on GCC Fix My Street portal. GCC had then advised the report was being forwarded to FoDDC. The Assistant Clerk also advised the resident that this issue could be reported to the Street Warden.
- e. **Resolved to note** correspondence from County Councillor Johnathan Lane with regards speed reduction measures on Gloucester Road in Tutshill. The Assistant Clerk to respond to County Councillor Johnathan Lane.

13. 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** that due to the overgrown trees/hedges next to the Autospeedwatch camera in Woodcroft the camera is no longer working. The VAS (Vehicle Activated Sign) speed sign has also been covered in foliage. The feedback from the manufacturer of the Autospeedwatch camera

suggests, due to various issues with this location, that the committee consider an alternative location. Cllr. Koning said he was keen for there to be a camera on this stretch of Coleford Road, especially the northbound side, and asked if the Assistant Clerk could arrange for the local Highways Manager to visit the area and discuss location options, and if Highways were willing to install pole to mount the camera on.

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

Cllr. Koning – was concerned with the limited feedback that the committee receive following community Speedwatch sessions and suggested adding Speedwatch and next steps to the agenda for the next committee meeting.

15. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 24th July, 2024.

The meeting closed at 20:07 hours.