

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

Present: Councillors: Allan, Drew, Koning and Russell (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 Councillor Wall.
- b. **Resolved to accept** those apologies received with reasons for absence from Councillor Wall.

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 23rd October, 2024.
- b. **Resolved to note** matters arising from those minutes. There were none.

4. PUBLIC CONSULTATION

Ms L Bolt, and one other resident of Philpots Court attended the meeting to give their inputs with regards planning application P1069/24/FUL, item 7b and P0100/24/FUL, item 7c on this agenda.

Ms L Bolt explained that she and other residents are opposed to both of these planning applications for several reasons, including the following:

P1069/24/FUL

- When the original planning application was considered, P0723/16/FUL, residents were promised they would not hear golf driving range related noise, this has not been the case.
- Extending the hours of operation will increase the times neighbouring residents will hear golf driving range related noise. The original planning permission imposed operating times which were stated to safeguard the aural and general amenities of neighbouring dwellings.
- Outside lights are often left on outside of imposed operating hours suggesting outside hours operating and an absence of site management.

P0100/24/FUL

- There is concern about the level of noise from barking dogs during the long opening hours and operations seven days a week.
- The only change from the last planning application drawings is related to a two-metre-high acoustic fence either side of the outside dog agility area. Residents don't believe, or have proof, an acoustic fence will eliminate the concern of audible dog barking noise.
- Dogs barking can already be heard from the hydrotherapy unit at Hanley Farm Business Centre the addition of the dog agility planning application will only make matters worse for residents.
- It is understood the dog agility unit will operate on a three-hour training, one-hour rest and further three-hour training routine and up to six dogs assigned to each trainer. Plans for noise management, especially during rest period, should be shared with neighbouring residents.

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

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. **P1117/24/FUL** – Old Ferry Inn Business Centre, road from Buttington Terrace to the Old Ferry Inn, Beachley, Gloucestershire.
Erection of 5 no. dwellings with associated parking and landscaping, partial demolition of rear extension to main building, construction of lifeboat tug storage shed and associated works.
Tidenham Parish Council supports this application.
- b. **P1069/24/FUL** – The Liam Bond Golf Academy Tidenham Chepstow.
Variation of condition 06 (working hours) of planning permission P0723/16/FUL to allow an increase in working hours.
Tidenham Parish Council does not support this application. The operating hours were clearly stated in the original planning approval (condition 6), and any extension will be a nuisance to neighbouring residents. There is also evidence that outside lighting is often left on overnight causing further nuisance to neighbouring residents. Tidenham Parish Council suggests, and which might be acceptable to all concerned, adopting seasonal operating times which are shorter in winter and longer in the summer.
- c. **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).
Tidenham Parish Council does not support this application. Tidenham Parish Council is willing to support this application if further consideration by the planning applicants is given to neighbouring residents with guarantees of noise reduction measures.
- d. **P1366/24/FUL** – Barn At, Church Cottage, Tidenham, Chepstow.
Installation of solar panels on roof and air-source heat pump and proposed extension to site area to accommodate drainage (part-retrospective).
Tidenham Parish Council supports this application.

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

- a. **P0081/24/DISCON** – Boughcliff House, Tidenham Chase, Chepstow, NP16 7JN.
Discharge of conditions 06 (biodiversity enhancement) and 07 (external lighting) relating to planning permission P0368/22/FUL.
Approval.
- b. **P0639/24/FUL** – 8 Loop Road, Beachley, Chepstow, NP16 7HE.
Erection of single storey detached granny annexe incidental to the main dwelling.
Full permission.
- c. **P1007/24/FUL** – Fernhill, Boughspring Lane, Tidenham Chase.
Erection of half storey extension above existing garage, dormer to south-east and north-west elevations, roof lights to existing roofs, new driveway gates and internal reconfigurations.
Full permission.
- d. **P1052/24/FUL** – The Brackens, Rosemary Lane, Stroat, Chepstow.
Proposed loft conversion including new dormer windows, rooflights and re-cladding of existing elevation.
Full permission.

- e. **P1067/24/FUL** - Bali Hai, Coleford Road, Tutshill, Gloucestershire.
Erection of single-storey rear extension including raising of ridge to create additional space, and erection of detached double garage.
Full permission.

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

- a. **Resolved to note** correspondence from 20's Plenty for Us is a Community Interest Company regarding a 20mph speed limit Zoom meeting on Tuesday, 3rd December.
- b. **Resolved to note** correspondence from Gloucestershire Constabulary regarding speeding statistics. Councillors considered if the community Speedwatch should be restarted next year and agreed to launch a Facebook and/or web communication for volunteers to be recruited to participate in Community Speedwatch sessions.

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** the TRO (Traffic Regulation Order) for the double yellow lines at the junction of King Alred's Road and Beachley Road, Sedbury, has been approved and should be painted by GCC Highways before the end of the year.

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

Cllr. Allan – advised he has reported on Fix My Street blocked drains on the Sedbury Lane footpath, next to the A48, which are flooding the newly gravelled section of footpath. Also – on the same footpath on the Sedbury side of the A48 the sewers are overflowing again. To be reported to Dwr Cymru / Welsh Water.

Cllr. Koning – asked if speeding camera signs are being installed near to be relocated Community Speedwatch camera in Woodcroft. The Assistant Clerk advised the camera should be relocated the week before Christmas and speed camera signs will be installed near to the relocated camera at the same time or shortly after.

14. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING

Next meeting 18th December, 2024.

The meeting closed at 19:55 hours.