

Tidenham Parish Council

Minutes of a Planning, Development Control & Highways Committee Meeting held on 20th August 2014 at 7.00pm at Tidenham War Memorial Hall

Present: Mr G Birt – Chairman, Mr R Birch, Miss S Gregory, Mrs S Bollen, Mr Bowshall, the Administrator plus one member of the public

1. Receive Apologies for Absence

Resolved to accept apologies from Mrs C Dawson

2. To Receive Declarations of Interest – *Declarations may be made during the meeting if an interest becomes apparent*

None

3. Adoption of the Minutes of the previous Planning Committee Meeting of 23rd July 2014

Resolved to approve and duly signed

4. Matters Arising from those minutes and not on the Agenda

Information – Mr Birt and Mrs Kirkpatrick attended a SIP council meeting at The Rising Sun (P1355/13/FUL)

5. Public Consultation

A local resident presented views on the draft Allocation Plan and its impact on the recently withdrawn planning application P1010/14/FUL (Orchard Lee, Bishton Lane). The owner made an application in 2013 to have the settlement boundary changed to allow a development on his property. The application was rejected by the District Council at that time. However, the current draft Allocation Plan proposes making the boundary change in question and others in the Woodcroft area. The speaker considers this to be one step nearer to granting planning if a fresh application is submitted. The speaker also disapproved of the way the original boundary change application for Orchard Lee was processed without reference to the Parish Council and that the boundary changes proposed in the Draft Allocation plan had also been introduced by FODC without consulting the Parish Council

6. To Consider Correspondence Received/Other Matters re Planning Issues:

P1010/14/FUL – Orchard Lee, Bishton Lane, Tidenham

Application withdrawn - **Noted**

The Committee discussed a letter regarding boundary changes proposed in the draft Allocation Plan. The letter is from the public speaker in item 5

The Chair has spoken to The Highways Department and reported that:

- The ground survey for the Allocation Plan picked up several anomalies where the settlement boundary passed through gardens or buildings. These were rationalized in the draft plan
- The boundary changes do not constitute the proposal of a development site
- The land in question (withdrawn planning application P1010/14/FUL) is currently classed as unsuitable for development

The public speaker replied that the applicant sought pre-planning advice from *FODDC* which was positive and did not mention the site being unsuitable for development.

Speaker was advised to write to the District Council Planning Committee and Full Council to complain and ask supplementary questions.

7. To Consider Planning Applications Received:

- **P1139/14/FUL - Dennell Hill, Tidenham Chase**
Alterations and refurbishment of existing accommodation adjacent to main house
No objection
- **P1059/14/FUL - 1, Madgets Cottages, The Chase, Woolaston**
Alterations and erection of two storey side extension
No objection
- **P1163/14/FUL - Striguil, Mopla Rd, Tutshill**
Alterations and erection of first floor extensions over existing ground floor extension
No objection
- **P1120/14/LD2 - 12 Loop Road Beachley**
Application under section 192 to establish whether planning permission is required for the construction of a vehicle access and hard-standing
Not considered – Certificate of Lawfulness already issued
- **P1130/14/FUL - Roseland Tidenham Chepstow**
Alterations and extensions to dwelling
No objection
- **P1236/14/FUL - Rose Cottage Beachley**
Conversion and refurbishment of existing outbuilding to provide annexed accommodation/ancillary accommodation to main dwelling for use by carer
No objection
- **P0089/14/DISCON - Land Adjacent To Springfield Bigstone Grove**
Discharge of conditions (03) - Samples/Materials, (06) - Methodology of ground clearance and (07) - Energy Efficiency of planning permission P1342/13/FUL
No objection

8. To Note Planning Decisions taken by FoDDC and GCC

P1115/14/TPO – Tree pruning

P0768/14/FUL Stroath House, Stroath.

P0769/14/LBC Stroath House, Stroath.

P0948/14/FUL Land adjacent to Beachley Rd

P0934/14/FUL 18, Inner Loop Rd

P0932/14/FUL Firgrove, Park Hill Lane, The Chase Woolaston

P0907/14/FUL 8 Severn Ave, Tutshill

P0764/14/FUL Woodborough, Mopla Rd, Tutshill

All Granted

P1033/14/FUL Land north of Gloucester Rd, Tutshill

EIA Not Required

9. To Report on Planning Decisions taken under Delegated Powers (s101):

None

10. To Report on Enforcements/Appeals:

- **AP0009/14/REF – P0247/14/FUL**
9, Tylers Way, Sedbury
Alterations and conversion of existing house and annex to provide two flats and an apartment with ancillary works
Noted - no date set for appeal
- **AP0011/14/REF - P1792/13/OUT**
Application for up to 110 homes at Beachley Road, Sedbury
Noted - no date set for appeal

11. To Consider Correspondence received re Highways Issues:

None

12. To Report on Highways Issues:

None

13. To Receive Councillors Local Reports and Matters for next Agenda

- Mrs Bollen reported that the garage opposite Sedbury Post Office is for sale as a development site.
- Miss Gregory reported that the overgrown hedge in Loop road has still not been cut back despite a letter from the Highways Department requesting the owner do so after the end of July. The property is now on the market. It was agreed that the Administrator to write to the Highways Department to report the situation
- Mr Birch reported that two areas of grassed land in Bigstone Grove are not being cut. Residents are doing it themselves
- Mr Bowshall provided evidence to show that a house build which was granted planning permission on a revised plan is being built to the original disallowed plan. It was agreed that the administrator will inform the Enforcement Officer and copy to Councillor Kirkpatrick
- Mr Birt reported that the sewerage leakage in Coleford Road has stopped after a temporary repair
- Mr Birt reported a manhole cover missing in Bishton Lane. It was agreed that the Administrator to report the missing cover to the Highways Department

14. To Confirm Date of next meeting – 24th September 2014

There being no further business the meeting closed at 8.40 pm