

Tidenham Parish Council

Planning, Development Control and Highways Committee 2014/2015 – Page 5

Minutes of a Planning, Development Control & Highways Committee Meeting held on 23rd July 2014 at 7.00pm at Tidenham War Memorial Hall

Present: Mr G Birt – Chairman, Mr R Birch, Miss S Gregory, Mrs C Dawson, the Clerk, the Administrative Assistant plus 7 members of the public

1. Receive Apologies for Absence

Resolved to accept apologies from Mrs S Bollen and Mr B Bowshall

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 25th June 2014

Resolved to approve and duly signed

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

None

5. Public Consultation

Two local residents spoke about P1010/14/FUL (Orchard Lee) raising issues with the plans not being clear, the development falling outside the Settlement Boundary, an apparent lack of drainage, restriction of the view over the playing fields, road safety due to extra vehicles, the effect on biodiversity and the lack of renewable materials in the build.

Three local residents spoke about P1355/13/FUL (The Rising Sun). Their original understanding is that the pub was to be sold as a going concern and not for development. They said the proposed business plan does not clearly demonstrate its non-viability as a public house and that, along with it being a loss as a community facility, is a breach of the Core Strategy. They are confident of raising the money to obtain the property and run it as a public house and shop, plus make it a community hub with an assortment of activities.

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

Letters were presented regarding the development at Orchard Lee. Noted
Letters were presented regarding the development at 18 Loop Road. Noted
Two other correspondences were not dealt with due to lack of information

7. To Consider Planning Applications Received:

- **P1078/14/FUL Boughspring Barn, Hanley Lane, Boughspring.**

To allow use as holiday let/annexed accommodation.

No objection

- **P1007/14/APP Rear of Gloucester Road, Gloucester Road, Tutshill.**

Reserved matters. Erection of three houses.

No Objection

- **P1010/14/FUL Orchard Lee, Bishton Lane, Tidenham, Chepstow.**

Erection of dwelling and associated works

Objection

- The development is outside the Settlement Boundary contravening the Core Strategy
- It is a 'back garden' development contravening District Council policy
- No draining is shown in the plans and it's an area prone to waterlogging
- The extra traffic and poor visibility in the narrow lanes is a safety issue

- **P0768/14/FUL Stroath House, Stroath.**

Proposed garden room and terrace at rear of kitchen, screen wall. Retention of buttery staircase

No objection

- **P0769/14/LBC Stroath House, Stroath.**

Listed building consent for above

No objection

- **P1355/13/FUL The Rising Sun, Woodcroft.**

Change of use of public house to x2 residential dwellings

Objection

- The 2m high outside wall presents a highway safety issue in that it limits visibility to traffic emerging from Woodcroft Lane and Stoulgrove Lane
- The 2m high outside wall reduces light to neighbouring properties (The Old Bakery and Hilltop Cottage) resulting in a loss of amenity
- The application has been 'called in' due to the high level of public interest
- The Business Appraisal is misleading and not completely factual
- The plan is contrary to CSP8 in that the developer has not demonstrated adequately the non-viability of the original business
- The plan shows a number of East facing windows which will overlook Hilltop Cottage

- **P1115/14/TPO 2 Bigstone Meadow.**

Maximum crown reduction of 15% to x3 yew trees, removal of x2 lower branches from oak and removal of x2 lower branches of beach tree

No objection

8. To Note Planning Decisions taken by FoDDC and GCC

P1681/13/FUL Firgrove, Park Hill Lane, Woolaston

P0631/14/FUL Boughspring Barn, Hanley Lane, Boughspring

All above granted permission

Noted

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

None

10. To Report on Enforcements/Appeals:

The full council proposed sending a representative to read a prepared statement at the September Appeal Hearing for the development behind Wyedean School

Resolved to add to next Planning and Highways committee meeting

11. To Consider Correspondence received re Highways Issues:

None

12. To Report on Highways Issues:

Recent accidents on A48. Noted

The footway outside Beachley Church is in a disgraceful condition. Noted

Resolved. The footway on Inner Loop Road has now been repaired

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

Woodcroft Main Road. It was noted that the tarmac is cracking where the foul water is running down the road

Sedbury Buttington Terrace. It was noted that the grass verge was overgrown

14. To Confirm Date of next meeting – 20th August 2014

There being no further business the meeting closed at 9.00pm