

Tidenham Parish Council

These Minutes are in draft and liable to alteration at the next meeting

Minutes of a Planning, Development Control & Highways Committee Meeting held on 22nd October 2014 at 7.00pm at Tidenham War Memorial Hall

Present: Mr G Birt (Chairman), Miss S Gregory, Mr R Birch, Mrs C Dawson, the Administrator and six members of the public (which included District Cllr G Kirkpatrick)

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

Mrs Kirkpatrick stated that she was a member of the FODDC

3. Adoption of the Minutes of the previous Planning Committee Meeting of 24th September 2014

Resolved to approve and duly signed

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

None

5. Public Consultation

Members of the public were present to give their views on the planning application for 126 houses at Elm Road. They made the point that the site is not on the Draft Allocation plan and therefore should not be considered. They also asked if the pending appeal decision for 110 houses at Sedbury would affect the Elm Rd application. The Parish Council has sympathy with their views but cannot predict the effect of the pending appeal on the new application. A member of the public asked about the Community Infrastructure Levy and Section 106 agreements payable by developers and how it might benefit the community. It was explained that the Levy goes to the County Council to be allocated as it sees fit and is not directly linked to the parish in which the development is taking place

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

• **Two Rivers**

There are 16 new applications awaiting validation under Regulation 192 for vehicle access and hard-standing for houses in Ormerod Rd, King Alfred's Rd and Madocke Rd, Sedbury
Information: FODDC state that planning permission is not required for the work being undertaken but Highways request the Lawful Development Certificate before lowering the kerbs. Hence formal planning applications have to be made. Eight of the sixteen applications have been approved. FODDC did not issue planning packs or solicit feedback and none was submitted by the Parish

7. To Consider Planning Applications Received:

• **P0105/14/DISCON** - 18 Inner Loop Road, Beachley, NP16 7HF

Discharge of conditions (Draining Strategy)

Information only – no comment made

- **P1594/14/TPO** - Wycliffe House, Old Hill, Tutshill, NP16 7PR
Reduce x1 Cherry tree, x1 Ash tree and x1 Lime tree to 3m above ground, coppice x1 Cherry tree and re-coppice x1 Sycamore tree. Trees covered by A1 of TPO2
No objection
- **P1557/14/FUL** - 11 Wyebank Avenue, Tutshill, Chepstow, NP16 7EJ
Siting of a storage building to replace existing garage
Objection. The Council objects to the plan as it stands because of its visual impact on the street scene and because it is out of keeping with the surrounding area
- **P1588/14/FUL** - The Haven, Miss Graces Lane, Tidenham Chase, Chepstow, NP16 7JR
Alterations and extensions to dwelling
No objection
- **P1503/14/FUL** - National Diving And Activity Centre, Day House Quarry, Tidenham, NP16 7LH
Erection of an extension to the existing facilities building
No objection
- **P1530/14/OUT** – 126 Houses on Land North Of Gloucester Road, Tutshill
Objection. The Council objects to the application for the following reasons:
 - It is contrary to the Core Strategy, being outside the Settlement Boundary
 - It exceeds the housing requirement stated in the Core Strategy and the infrastructure is not in place to support this development
 - There would be a negative visual impact on the landscape. The development would be highly visible to existing residents especially to the North
 - Most new occupants would have to travel through Chepstow to the M48 or to Gloucester for work significantly increasing traffic on those routes
 - There is inadequate parking at Chepstow railway station
 - There is a highways safety issue in that the route to school would cross one of two busy junctions which will experience extra traffic if the development is allowed
 - Peak time traffic delays when travelling towards Chepstow will be exacerbated by this development
 - There would be a loss of grade 3 agricultural land
 - Tidenham Parish Council fully supports the emerging Allocations Document which does NOT include development on this site
 - Finally the Council felt uncomfortable having to consider and respond to this application while the appeal for 110 houses in Sedbury (P1792/13/OUT) has still not reported

8. To Note Planning Decisions taken by FoDDC and GCC:

The Following cases have all been granted permission

- **P1236/14/FUL** – Rose Cottage, Beachley, NP16 7HG
- **P0089/14/DISCON** - Land Adjacent To Springfield, Bigstone Grove, Tutshill, NP16 7EN
- **P1130/14/FUL** – Roseland, Tidenham, NP16 7JQ
- **P1007/14/APP** - Land To The Rear Of Gloucester House, Gloucester Road, Tutshill, NP16 7DB

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

None

10. To Report on Enforcements/Appeals:

• **AP0011/14/REF - P1792/13/OUT**

Application for up to 110 homes at Beachley Road, Sedbury

The Public Appeal Hearing was held 30th September – 2nd October and the Inspector is due to report mid-November

Highways Matters

11. To Consider Correspondence received re Highways Issues:

• State of footpath at Castleford Hill

A member of the public complained about the state of the footpath, lights and hedges

Resolved. Administrator to report the issue to the Public Rights of Way officer at Gloucestershire County Council

12. To Report on Highways Issues

- Overgrown Hedge and Verge in Sedbury Road - Outstanding
- Pavement Damage outside 18, Inner Loop Rd - Outstanding
- Overgrown Hedge in Loop Road - Outstanding
- Broken Manhole Cover in Bishton Lane - Outstanding
- Road works in Sedbury Road - Completed

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

- At the top of Loop Rd the overgrown hedge is obscuring the 30/50mph speed sign
Noted - Administrator to report the issue to GCC Highways Dept
- Buttington Terrace footpath overgrown
Noted - Administrator to report the issue to GCC Highways Dept

14. To Confirm Date of next meeting – 26th November 2014

There being no further business the meeting closed at 8.37 pm