

Tidenham Parish Council

Planning, Development Control and Highways Committee 2019/2020

Page 1

Minutes of Planning, Development Control & Highways Committee Meeting held on 22nd May 2019 at 7.00pm at Tidenham War Memorial Hall.

Present: Councillors: Bollen, Drew, Koning, O'Toole, Powell and Wall.
Clerk: Carol Hinton.
Clerk's Assistant: David Stevens.
1 member of the public.

1 CHAIRMAN

To elect a Chairman for 2019/2020.

There were no members of the Committee willing to be considered as Chairman.

Councillor Powell was proposed but did not wish to be Chairman again. He did agree to act as Chairman for this meeting.

2 ATTENDANCE

- a) Apologies for absence from those Councillors unable to attend were received from Councillor Tullett.
- b) **Resolved to accept** those apologies received with reasons for absence from Councillor Tullett.

3 DECLARATIONS OF INTEREST

- a. **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.

Interests may be declared at any time during the meeting should they become apparent.

None received.

4 MINUTES OF PREVIOUS MEETING

- a. **Resolved to approve** as a correct record the minutes of the meeting held on 24th April 2019.
- b. **To consider** any matters arising from those minutes.

There were none.

5 PUBLIC CONSULTATION

- a. **To receive and consider any questions from the Public** which may be answered but not debated.
- There were no questions from the member of the public.**

6. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

- a. **Resolved to note** email letter from Karin Harris reference agenda items **8 c** and **d** below but that the applications had been withdrawn.
- b. **Resolved to note** letter from Hazel Evans to FoDDC Planning reference item **8 a** below.

7. TO CONSIDER OTHER PLANNING ISSUES

- a. **Resolved to note** FoDDC Planning Enforcement have opened a case regarding the change of topography and possible dumping of spoil on the development north of Gloucester Rd. The Clerk reported that there was no further update.
- b. **Resolved to note** Bellway Homes – development north of Gloucester Road – have put in a lowered kerb as part of the footpath they have constructed. Gloucestershire Highways legal agreements team are looking into this however they have advised that if the developer has put in a dropped kerb and tactile crossing as part of their approval, it is likely that they will be carrying out the same works on the opposite side of the road. This to be discussed with Brian Watkins at visit – Councillors consider a more robust crossing should be installed.

8. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0580/19/APP** - Land At Ormerod Road Sedbury Chepstow NP16 7EQ.

Approval of Reserved Matters (Access, Landscaping, Appearance, Layout, and Scale) of outline planning permission P0815/17/OUT for the erection of 10 flats. Demolition of former car repair workshop.

No Objection - but concerns expressed about the reduction of parking spaces and the increased parking congestion likely to be caused.

- b. **P0528/19/FUL** - 23 Inner Loop Road Beachley Chepstow NP16 7HF.

Erection of a detached garage and workshop and replacement of part of existing roof (revised plans).

No Objection.

- c. **P0618/19/OUT** - Land To The Rear Of 1 To 3 Tubular Cottages Beachley Road Tutshill Chepstow NP16 7ED.

Outline application for the erection of 3 No. 3 bedroom terraced houses. (All matters reserved).

Application Withdrawn.

- d. **P0630/19/OUT** - Land To The Rear Of 6 Tubular Cottages Beachley Road Tutshill Chepstow NP16 7ED.

Outline application for the erection of a detached dwelling. (All matters reserved).

Application Withdrawn.

- e. **P0687/19/LBC** - The Lodge Sedbury Chepstow NP16 7EY.

Listed building consent for the installation of a free standing cast iron log burner and stainless steel flue.(Retrospective).

No Objection.

- f. **P0057/19/DISCON** - Land North Of Gloucester Road Tutshill Chepstow.

Discharge of condition 11 (construction method statement), 22(construction environmental management plan) and 23 (landscape and ecological management plan) of planning appeal decision APP/P1615/W/15/3003662 (P1530/14/OUT).

Condition 11 – Objection.

The CMS now includes paragraph 3.17 which allows for the placing of sub-soil and top soil in the Orchard area which was not in the original submission. The landscape specification of Dec 2017 stated that the subsoil would be removed from site. This paragraph appears to have been added following complaints from residents and the Parish Council about the level of soil that has been dumped in the Orchard area raising the ground level by 2 metres with one area considerably higher. This raised ground represents a lack of privacy for existing residents and raises questions regarding drainage and the effect on the ecology of the area. Councillors raised concerns about the possible effect on the listed status of Wirewoods Green Manor. The Orchard is to be a public open space for the benefit of the whole community. The Parish Council requests that the changed topography of the site should not be allowed. The CMS also restricts construction vehicles from entering Elm Road – a road sweeper lorry is parked in Elm Road daily whilst being filled with water – this should be done on site.

Condition 22 – Noted and no objection.

Condition 23 – Objection.

The Appeal Decision APP/P1615/W/15/3003662 states the LEMP shall also identify the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. These are not identified in the LEMP submitted and this information must be identified at this stage to assure the Parish Council that the provision is in place prior to the first house being occupied. The Parish Council has been left to

Tidenham Parish Council
Planning, Development Control and Highways Committee 2019/2020

Page 3

deal with problems from previous developments where these provisions have not been in place and have subsequently left residents with no recourse.

- g. P0423/19/FUL** - Dannel Hill Tidenham Chase Chepstow NP16 7JN.
Erection of a tree house with associated works.
No Objection.

9. TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC

Resolved to note the following decisions:

- a. P0015/19/DISCON** - Land North Of Gloucester Road Tutshill Chepstow.
Discharge of condition 11 (Construction method statement) of planning appeal APP/P1615/W/15/3003662. (P1530/14/OUT).
Consent.
- b. P0413/19/FUL** - 1 Ivy Cottage Sedbury Lane Sedbury Chepstow NP16 7HW.
Erection of a double garage, log store and first floor accommodation - (Granny Annexe).
This application has been withdrawn and no further action will be taken on it.
- c. P0566/19/TPO** - 66 Bigstone Meadow Tutshill Chepstow NP16 7JU.
Prune back x 3 branches from Ash T1 of TPO50 by 2m.
Consent.
- d. P0567/19/TPO** - 66 Bigstone Meadow Tutshill Chepstow NP16 7JU.
Removal of x 1 branch from tree T2 of TPO50.
Consent.
- e. P0427/19/FUL** - 18 Bigstone Grove Tutshill Chepstow NP16 7EN.
Erection of a single storey rear extension with associated works.
Consent.

10. TO REPORT ON PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS (s101)

- P0048/19/DISCON** - Land North Of Gloucester Road Tutshill Chepstow.
Discharge of Condition 25 (Footway Link) of planning appeal APP/P1615/W/15/3003662.
(P1530/14/OUT).
No Objection.

11. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

- a. APP/P1615/W/17/3190955 – P0837/17/FUL – Land at St John’s on the Hill, Castleford Hill.**
Resolved to note - Appeal Dismissed and costs awarded to FoDDC.

12. TO CONSIDER HIGHWAY ISSUES

- a. Resolved to note** Clerk has reported poor state of Norse Way, Sedbury to Glos CC Highways and Brian Watkins after a resident reported to Councillor Powell that she finds it difficult to use a mobility scooter because of the potholes - which John confirmed after visiting the site. Clerk reported that Glos CC responsible for the footway had commented that there are no defects meeting the criteria for repair but have noted the need for future resurfacing.

13. TO REPORT ON HIGHWAY ISSUES

- a. Resolved to note** Councillors Powell and Wall and the Clerk and Clerk’s Assistant are meeting with Brian Watkins, Glos CC Highways, on 6th June 2019.

- b. Resolved to note** the response from Brian Watkins regarding A48 speed limit and Gloucester Road Junction.
- c. Resolved to note** Trees behind 6, The Martins, had already been logged following report by a member of public 29th April and has been assigned to the local Tree Inspector.
- d. Resolved to note** Tutshill / Woodcroft roads signs – logged and assigned to the local Area Highways Representative. Councillor Koning stated that there is no sign showing entry to Tutshill on the Coleford Road.
- e. Resolved to note** Bull signs on FTM 107 and FTM 102 have been logged and assigned to local PROW Officer.
- f. Resolved to note** the bench on Beachley Road opposite Sedbury Lane does not belong to the County or District Councils. This will be reported to the Amenities Committee who will consider the repair of the bench at their next meeting.
- g. Resolved to note** report on travel to school patterns in the Parish.

Also noted – extension to TIntern Quarry Footpath closure until 29th October 2019.

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

Councillor O'Toole – thanked Councillor Powell for his work as previous Committee Chairman and was sorry he was not able to stand again.

Councillor Koning – also thanked Councillor Powell and noted that his depth of knowledge as Chairman will be missed. Also reported that trees on the Pen Moel estate overhang the edge of the carriageway on the B4228 Coleford Road from Bishton Lane to Pen Moel Cottage making the road narrow and dangerous for taller vehicles. There is also 60cms of the edge of the road covered with soil/leaves etc.

Councillor Drew – reported on the A48 meeting he had attended on 22nd May- mainly police have road safety campaign with speed checks planned and the new Glos CC Highways contractors are Ringway (Tarmac for re-surfacing roads).

15. TO CONFIRM THE DATE OF THE NEXT MEETING

Resolved to note next meeting 26th June 2019.

The meeting closed at 20.47hrs.