

You are invited to attend a meeting of Tidenham Parish Council's Planning and Highways Committee that has been arranged for **Wednesday, 26th June at 7:00pm** in Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury, for the transaction of business according to the enclosed agenda.

Yours faithfully,

Mrs Carol Hinton

Clerk to the Council

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Note: Members of the public are welcome to attend meetings of the Council and Committees, unless specifically excluded due to the confidential nature of the business. Members of the public can ask questions or make representation during item 4 but the council cannot make a decision on any matter which is not specified on the agenda.

AGENDA

1. CHAIRMAN

To elect a chairman for 2024/25.

2. ATTENDANCE

a. **To receive** apologies for absence from those councillors unable to attend.

b. **To consider** for acceptance those apologies received with reasons for absence.

3. 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.

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

4. MINUTES OF PREVIOUS MEETING

a. **To consider for approval** as a correct record the minutes of the meeting held on 24th April, 2024.

b. **To consider** any matters arising from those minutes.

5. PUBLIC CONSULTATION **

To receive and consider any questions from the Public which may be answered but not debated.

6. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

a. **To note** FoDDC draft Local Plan consultation has been announced.

b. **To note** correspondence from a resident commenting on planning application P0495/24/OUT – Land at End of Dane's Hill, (Known As 'The Dingle'), Sedbury, Chepstow.

c. **To note** correspondence received from a resident with regards planning application P1178/23/OUT, Land North of Rosemary, Lane, Stroat, Chepstow.

7. TO CONSIDER OTHER PLANNING ISSUES

None.

8. TO CONSIDER PLANNING APPLICATIONS RECEIVED ***

a. **P1712/23/OUT** – Dayhouse Quarry, Tidenham, Chepstow, NP16 7LH.

Outline application for a marine engineering facility comprising research, offices, warehousing, medical and manufacturing activities, along with staff accommodation, hard and soft landscaping, infrastructure and associated works. (some matters reserved).

b. **P0620/24/PQ3PA** – Agricultural Building, Cheltenham Elms, Boughspring Lane, Tidenham Chase.

Prior approval for the conversion of an agricultural building to provide a single two-storey dwelling and for building operations reasonably necessary for the conversion.

9. TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC

a. **P1225/23/FUL** – Ivy Rock, Tidenham, Chepstow, NP16 7JF.

Construction of hardstanding and access and erection of gate. (Retrospective).

Full Permission.

b. **P1344/23/FUL** – Garden Cottage, Stroat, Chepstow.

Erection of an agricultural building for the storage of machinery and fodder.

Full permission.

- c. **P1514/23/FUL** – Land Adjoining 14, Loop Road, Beachley.
Erection of detached dwelling.

Full Permission.

- d. **P0238/24/FUL** – 12 Willow View, Tutshill, Chepstow, NP16 7FP.
Installation of air source heat pump.

Full Permission.

- e. **P0381/24/FUL** – Mount Rose, Gloucester Road, Tutshill, Chepstow.
Conversion of existing double garage into garden room.

Full Permission.

- f. **P0495/24/OUT** – Land at End of Dane's Hill, (Known As 'The Dingle'), Sedbury, Chepstow.
Outline application for the erection up to 2no. self-build dwellings with all matters reserved except for access.
Refused.

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

- a. **P0388/24/FUL** – Sheercliffe, Coleford Road, Tidenham, Chepstow.

Erection of a two-storey side extension and double garage.

Tidenham Parish Council does not support this application until there is clarity about the front size of the building and the use of material and colour:

- i. The new building on the left is not in keeping with the two other buildings, the original main house and new garage. This in itself can be attractive but in the Parish Council's opinion there is an extreme difference. The two precedent examples of similar architecture are not strong, one being a school not located in the middle of the countryside, the other is a residence but the strong difference in architecture is mitigated by using stonework in the same colour palette. If the proposal for the new black building would include some mitigation in the extreme colour difference, then this would be more acceptable.
- ii. The proposed "Site plan" on the Planning portal shows next to the new garage a number of terraces, a flower bed and decking. In reality there is a stone built "folly" which has a length of about 10 Meters. The Parish Council concern is that if this "folly" stays in place, the front of the whole building (from the new black building to the end of the folly) would be near to 40 meters which seems not to be in keeping with the other houses on the road. Because of its elevated position this would overshadow the local environment.

- b. **P0714/23/FUL** – Dayhouse Quarry Tidenham Chepstow.

Erection of equipment and vehicle store and associated works.

Tidenham Parish Council supports this application.

- c. **P0495/24/OUT** – Land at End of Dane's Hill, (Known As 'The Dingle'), Sedbury, Chepstow.

Outline application for the erection up to 2no. self-build dwellings with all matters reserved except for access.

Tidenham Parish Council supports this application.

- d. **P0338/24/FUL** – Chase Farm, Miss Graces Lane, Tidenham Chase, Chepstow.

Erection of a replacement cabin (retrospective), creation of new mesh hard standing for customer parking area on adjacent pasture land.

Tidenham Parish Council supports this application.

11. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

To report that an appeal has been made by the applicant following a refusal of planning permission by FODDC – Planning Inspectorate ref: APP/P1615/Y/24/3341886, Wyecliffe House, The Old Hill, Tutshill, Chepstow, NP16 7PR – P0438/23/FUL

12. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** invitation to Zoom meeting on the benefits of 20mph to Parish & Town Councils in Gloucestershire.
- b. **To consider** reports of unsafe parking issues on the B4228 in Woodcroft.
- c. **To receive** and consider any other correspondence.

13. TO REPORT ON HIGHWAY ISSUES

- a. **To report** 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. **To report** progress on the Auto Speed Watch camera installation.

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

15. TO CONFIRM THE DATE OF THE NEXT MEETING

Next meeting 24th July, 2024.

- ** Allows a period not exceeding fifteen minutes for members of the public to make statements and ask questions of the Committee. This item does not preclude Suspension of Standing Orders by the Committee to allow participation on Items on the Agenda.
 - i) Each person will be required to state their name and address.
 - ii) Each person will be allowed no more than three minutes plus a brief follow-up to any answers given by the Committee.
 - iii) Questions may be answered but not debated by the Committee.
 - iv) Any issues that the Committee considers require consideration should be referred to the next meeting of the Committee or deferred to the next Full Council Meeting.
- *** Planning Applications - A member of the public can address the Committee after registering with the Clerk before the commencement of the meeting. The total time allowed for all representations for each application is six minutes. Council recommends the selection of a spokesperson where more than one person wishes to present a particular view. Speakers will not be permitted to enter into debate with members, officers or each other nor cross examine the applicant, objectors or supporters or any other party or any Councillor.