

Minutes of the Planning and Highways Committee Meeting held on 25<sup>th</sup> September at 7.00pm at Sedbury and Beachley Village Hall, King Alfred's Road, Sedbury.

Present: Councillors: Allan, Drew, Koning and Russell (chairman).  
Officers: D Stevens (Assistant Clerk).  
Three members of the public.

### 1. ATTENDANCE

- a. **Resolved to receive** apologies for absence from those councillors unable to attend from Councillor Wall.
- b. **Resolved to accept** those apologies received with reasons for absence from Councillor Wall.

### 2. 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.  
None received.

### 3. MINUTES OF PREVIOUS MEETING

- a. **Resolved to approve** as a correct record the minutes of the meeting held on 28<sup>th</sup> August, 2024.
- b. **Resolved to note** matters arising from those minutes. There were none.

### 4. PUBLIC CONSULTATION

Mrs M Henderson, her son and Mrs L Marriner attended the meeting to give their inputs with regards planning application P0960/24/FUL, item 7b on the agenda.

Mrs M Henderson explained that she is opposed to this development for several reasons, including the following:

- The land behind numbers 10 and 20 Wyebank Way was originally acquired in 1999 with restrictions to its use in place at the time. The land was not for development.
- Planning application for a mobile home behind 10 Wyebank Way was previously sought and rejected, it was also rejected on appeal. The mobile home was removed.
- The size of this development and the area of land is large and is currently semi-rural with uninterrupted views for residents living on Wyebank Way. Offa's Dyke path runs around the proposed development site and the area has also been of interest to the University of London.
- There are inconsistencies in the planning application drawings with regards any trees that will be removed or not, and if so which ones.
- There are both foul water and rain water drainage issues and concerns in the area.
- Other reasons as highlight in a letter to the Forest of Dean District Council.

Mrs L Marriner explained that she is opposed to this development for the following reasons:

- Sewage concerns with current neighbours experiencing blockages which have had to be cleared from their properties.
- It is stated in the application that the development will have no impact to local residents but they will lose the semi-rural outlook of the area.
- The access road to this development will require some demolition and will be narrow and close to a neighbouring property. There is risk of damage and safety concerns with this access road.
- These reasons have been highlighted in a letter to the Forest of Dean District Council.

**Resolved to accept** that item 7b be taken out of order by decision of the Chairman, due to members of the public being present.

### 5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

There were none.

## 6. TO CONSIDER OTHER PLANNING ISSUES

There were none.

## 7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0639/24/FUL** – 8 Loop Road, Beachley, Chepstow, NP16 7HE.  
Erection of single storey detached granny annexe incidental to the main dwelling.  
**Tidenham Parish Council supports this application.**
- b. **P0960/24/FUL** – Land to the Rear of, 10 Wyebank Way, Tutshill, Gloucestershire.  
Erection of two self-build dwellings and associated works.  
**Tidenham Parish Council does not support this application for the following reasons:**
- i. The development is unsuitable for the surrounding area, the proposed land also has restrictions to its use and these restrictions not having been withdrawn. A previous application, P1706/10/COU, and appeal for a mobile home having been refused.
  - ii. Concern regarding safe access to the development from a sharp corner on Wyebank Way, a steep incline and narrow access road to the development and close proximity to neighbouring properties. There are already existing parking difficulties in Wyebank Way that will worsen with additional buildings in the vicinity.
  - iii. The two proposed new builds are out of character compared to the rest of the Wyebank area which is of mainly bungalow properties.
  - iv. Reports that there have been foul water and other drainage issues from surrounding properties which have to be addressed at regular periods.
- c. **P1052/24/FUL** – The Brackens, Rosemary Lane, Stroat, Chepstow.  
Proposed loft conversion including new dormer windows, rooflights and re-cladding of existing elevation.  
**Tidenham Parish Council supports this application.**
- d. **P1069/24/FUL** – The Liam Bond Golf Academy, Tidenham, Chepstow, NP16 7NA.  
Variation of conditions 06 (working hours) and 08 (external lighting) of planning permission P0723/16/FUL to allow increase in working hours and the installation of four driving range lights.  
**Tidenham Parish Council supports this application.**
- e. **P1007/24/FUL** – Fernhill, Boughspring Lane, Tidenham Chase.  
Erection of half storey extension above existing garage, dormer to south-east and north-west elevations, roof lights to existing roofs, new driveway gates and internal reconfigurations.  
**Tidenham Parish Council supports this application.**
- f. **P0388/24/FUL** – Sheercliffe, Coleford Road, Tidenham.  
Erection of a two-storey side extension and double garage.  
**Tidenham Parish Council does not support this application. Councillors recognise that there have been some changes since the last submission of drawings but the points made by the Parish Council on the original drawings have not been addressed. Points made previously were:**
- 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 Councils 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 build "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.

- g. **P1097/24/FUL** – Day House Quarry, Tidenham, Chepstow, NP16 7LH.  
Variation of condition 02 (approved plans) of planning application P0600/22/FUL to allow amendments to approved plans.  
**Tidenham Parish Council supports this application.**
- h. **P0416/24/FUL** - Land at Boughspring Lane, Tidenham Chase, Chepstow.  
Agricultural access to fields.  
**Tidenham Parish Council supports this application.**
- i. **P1067/24/FUL** - Bali Hai, Coleford Road, Tutshill, Gloucestershire.  
Erection of single-storey rear extension including raising of ridge to create additional space, and erection of detached double garage.  
**Tidenham Parish Council supports this application.**

## **8. RESOLVED TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC**

- a. **P0371/24/FUL** – Land Adjoining 14, Loop Road, Beachley.  
Erection of a dwelling with associated external works to provide a drive and parking area.  
**Full permission.**
- b. **P0774/24/FUL** – 2 Orchard Farm Close, Sedbury, Gloucestershire, NP16 7BG.  
Erection of first-floor side extension.  
**Full permission.**

## **9. RESOLVED TO NOTE PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS (s101)**

There were none.

## **10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS**

**Resolved to note** appeal decision – Appeal Dismissed, for Planning Inspectorate ref: APP/P1615/Y/24/3341886, Wyecliffe House, The Old Hill, Tutshill, Chepstow, NP16 7PR – P0438/23/FUL.

## **11. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES**

**Resolved to note** correspondence with regards Tutshill residents' letter with actions from the meeting and walkaround on 29th July.

## **12. TO REPORT ON HIGHWAY ISSUES**

- a. **Resolved to note** 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. **Resolved to note** the proposed location for the Woodcroft Auto Speedwatch+ camera has been agreed with the landowner. Next steps are the approval by Gloucestershire County Council and installation of a pole to mount the camera on.

## **13. TO RECEIVE COUNCILLORS' LOCAL REPORTS AND MATTERS FOR THE NEXT AGENDA**

Cllr. Drew – asked about the Wyebank Road wildflower area and when it will be cut. The Assistant Clerk advised this was done this week.

## **14. RESOLVED TO NOTE THE DATE OF THE NEXT MEETING**

Next meeting 23<sup>rd</sup> October, 2024.

The meeting closed at 19:55 hours.