

You are invited to attend a meeting of Tidenham Parish Council's Planning and Highways Committee that has been arranged for **Wednesday, 23rd April, 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. 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.

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.

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

3. MINUTES OF PREVIOUS MEETING

- a. **To consider for approval** as a correct record the minutes of the meeting held on 22nd January, 2025.
- b. **To consider** any matters arising from those minutes.

4. PUBLIC CONSULTATION **

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

5. TO CONSIDER CORRESPONDENCE RECEIVED RE: PLANNING ISSUES

None.

6. TO CONSIDER OTHER PLANNING ISSUES

None.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED ***

- a. **P0352/25/FUL** – Granary Barn, Stroat Farm, Stroat, Chepstow.
Variation of condition 05 (surface and foul water drainage) of planning permission P1411/21/FUL to allow for amendments to condition wording.
- b. **P0351/25/FUL** – Chase Cottage, Rosemary Lane, Stroat, Chepstow.
Erection of a single storey extension together with other alterations and refurbishment.
Demolition of existing porch and conservatory.
- c. **P0375/25/FUL** – The Chimes, Coleford Road, Tutshill, Chepstow.
Erection of a single storey contemporary garden building.

8. TO NOTE PLANNING DECISIONS TAKEN BY FODDC & GCC

- a. **P0714/23/FUL** – Dayhouse Quarry, Tidenham, Chepstow, NP16 7LH.
Erection of equipment and vehicle store and associated works.
Full permission.
- b. **P0100/24/FUL** – Land South Of, Hanley Farm, Tidenham.
Proposed dog training facility, comprising of an outdoor and an indoor space alongside associated access, parking, landscaping and works. (REVISED SCHEME).
Full permission.

- c. **P1475/24/FUL** – Willets Cottage, Coleford Road, Tutshill, Chepstow.
Erection of replacement porch with alterations to front façade and erection of single-storey side extension.
Full permission.
- d. **P0127/24/DISCON** – Land Adjoining 14 Loop Road, Beachley, Gloucestershire.
Discharge of Conditions 8 (visibility splays), 9 (setting of driveway gates), 10 (driveway materials), 11 (boundary treatments/enclosures and surfacing materials) and 13 (landscaping scheme) relating to planning permission P0371/24/FUL.
Approval.
- e. **P1178/23/OUT** – Land North Of, Rosemary Lane, Stroat, Chepstow.
Outline application for the erection of No.12 tourist chalets and associated works (all matters reserved) (resubmission).
Refused.
- f. **P0338/24/FUL** – Chase Farm, Miss Graces Lane, Tidenham Chase.
Erection of a cabin for the sale of farm produce. (Retrospective).
Full permission.
- g. **P0065/21/DISCON** – The Beeches (Also Known as Land at Ormerod Road), Ormerod Road, Sedbury.
Discharge of condition 20 (contaminated land) relating to planning permission P0815/17/OUT.
Refused.

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

- a. **P0059/25/DISCON** – 8 Loop Road, Beachley, Chepstow, NP16 7HE.
Discharge of condition 03 (Construction Environmental Management Plan) and 05 (provision of permeable opportunities for hedgehog and invertebrate boxes) relating to planning permission P0639/24/FUL.
Tidenham Parish Council supports this application.
- b. **P0220/25/LD1** – Bishton Farm, Bishton Lane, Tidenham, Chepstow.
Application under section 191 to establish whether the use of the site as B8 Use and buildings A (B8 Use), B (B2 Use), C (B8 Use), D (Class E (B8 Use) Use), E (B8 Use), F (B8 Use), G (B8 Use) and Parcel of Land labelled A-E (B8 use) is lawful.
Tidenham Parish Council supports this application.

10. TO REPORT ON PLANNING ENFORCEMENTS AND APPEALS

None.

11. TO CONSIDER CORRESPONDENCE RECEIVED RE HIGHWAY ISSUES

- a. **To consider** correspondence received with regards the stakeholder actions for safer a safer Tutshill and Woodcroft.
- b. **To consider** correspondence from residents with regards vans blocking pavements on Coleford Road, Tutshill.
- c. **To consider** correspondence received with regards parking in Woodcroft.
- d. To receive and consider any other correspondence.

12. 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.

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

14. TO CONFIRM THE DATE OF THE NEXT MEETING

From May, 2025, Planning and Highways will be included in the Full Parish Council Meeting agenda. Next Full Parish Council Meeting will be 21st May, 2025.

**** 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.