

Minutes of the Parish Council Meeting held on Wednesday 17th September 2025 at 7.00pm held at Sedbury and Beachley Village Hall, Sedbury.

Present: Councillors: Allan, Burgess, Russell (Chairman), Swambo and Walsh.
 Officers: Carol Hinton (Clerk), David Stevens (Assistant Clerk)
 County Councillor Chris McFarling PC Mark Evans and PCSO Abi Coe
 4 members of the public.

1. ATTENDANCE

- a) **Resolved to receive** apologies for absence from those councillors unable to attend from Councillors Drew, Koning, Stead and Tullett.
 b) **Resolved to accept** those apologies received with reasons for absence from Councillors Drew, Koning, Stead and Tullett.

2. 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.
 b) **To consider any Dispensation Requests** received by the Parish Clerk and not previously considered. **None.**

3. MINUTES OF PREVIOUS MEETING

- a) **Resolved to approve** as a correct record the minutes of the meeting held on 16th July 2025.
 b) **To consider any questions** arising from those minutes. **There were none.**

4. CO-OPTION OF COUNCILLOR

Resolved to approve co-option of Sara Warby to the Parish Council who duly signed the Acceptance of Office.

5. PUBLIC CONSULTATION

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

Michael Cave – lives in Birch Grove and has been unable to arrange to have two street lights repaired. Glos CC state that the road has not yet been adopted and that they cannot therefore repair them. Fix My Street will not allow reporting because the road isn't adopted. This is a security issue. Assistant Clerk and County Councillor to chase.

Diana Cave – her son has 10 apple trees he would like to donate to the Parish. He would like to see more trees in the Parish as there used to be. Clerk to liaise – possibility of using them in new plans for the playing field.

Hazel Evans – will the roundabout on the entrance to Sedbury be re-planted with daffodils? The Assistant Clerk explained that although Barratts offered to supply bulbs once the Wydean Fields site was completed, Gloucestershire Highways were not able to plant them. Had the Parish Council done so it would have had to take on responsibility for the whole roundabout in perpetuity (which would involve maintenance, grass cutting etc.) which it could not afford to do.

6. TO CONSIDER PLANNING APPLICATIONS RECEIVED

- a. **P0826/25/OUT** – Land South of the A48, Tutshill.

Outline planning application for the erection of up to 190 dwellings (including affordable housing), with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (some matters reserved).

Hazel Evans – expressed concerns regarding the unsafe access on to the A48. Also, traffic from the development would add greatly to what is already a very congested route into Chepstow with no alternative access. There is no easy access to local facilities without the use of a car, requiring the crossing of the busy A48 to access local shops in Tutshill. There is no mention of specific building requirements – shouldn't the planners make sure that each house has a heat pump, for example? Sadly, previous developments have promised that the infrastructure can support them but the reality is that it does not which affects local residents.

Tidenham Parish Council does not support this application for the following reasons:

Tidenham Parish Council (TPC) in principle supports housebuilding in the parish, even if some building would be outside the current settlement boundary. The proposed development is outside of the current settlement boundary.

The Outline application under inspection raises quite a few questions in particular relating to access to the site and the lack of realistic active travel options.

In the planning application documentation, we note:

- 1) Eddison Transport Assessment, section 3.2.2 states that there will be 2-metre-wide footways on either side of the access road. These footways will lead to non-maintained grass verges that are not suitable for walking in a safe way and finish as a “dead end”.
- 2) The nearest bus stops to the site on the A48 are near to Bishton Lane and Gloucester Road (Elm Close bus stop). This bus stop is for line 72 operated by Newport Bus and is running from Mitcheldean, Cinderford or Lydney (depending on time) to Chepstow Bus station (not Chepstow Railway station). Bus line 72 to Chepstow will not be a realistic option for commuters to Newport/Cardiff and Bristol. Timing for the first journey to Chepstow is 7.47 am. This may be too late for workers needing to travel onwards. For travel northwards to Mitcheldean bus times are slightly better but travel time for commuting to Mitcheldean is 72 minutes. For residents living in the planned new estate bus travel to work will be an unattractive proposition against using a car. Other bus services in the area include the C4 operated by Newport Bus which runs between Beachley and Chepstow and the nearest stop is Wyebank Place. And the 707 operated by Forest Community Transport runs from Chepstow to Coleford and the nearest stop is at Tutshill by the old Police Station.
- 3) Eddison Transport Assessment, section 3.3 states pedestrian and cycle access is offered via the vehicular access with linkage to the national PROW network. In our opinion this is an unacceptable proposal because footpath PROW FTM83 or the Greenway is unsuitable for wheelchair users or the use of child buggies. There is no direct route into Chepstow, the two routes present issues to those in wheelchairs, mobility scooters, child buggies or with health issues. These issues either being a stepped path or a much longer route with restricted width pavements.
- 4) Eddison Transport Assessment, section 5.5 states without evidence that (some of) the main areas of employment are in Chepstow, Lydney and Mitcheldean. From our knowledge about our Parish this is not supported by the facts whereby a majority of residents in the three most recently built estates (Birch Grove, Manor Chase and Wyedean Fields) are not travelling for work to these places but to Newport, Cardiff and Bristol. The statement that Chepstow Railway station provides commuting opportunities underestimates that travel time to Bristol would require a change at Severn Tunnel Junction with an infrequent connection which makes this option for most travellers not realistic. There is also inadequate parking at the station in Chepstow. As mentioned above bus connections are not realistic options either. In most cases car travel will be preferred.
- 5) Eddison Transport Assessment, section 6.10 The proposed access junction is not suitable as it is in a 50mph stretch of the A48 which immediately precedes the national speed limit (60mph), and will make right turns into the development (from Chepstow) and right turns out of the development (to Lydney) dangerous. TPC has discussed whether there should a proper roundabout at the junction of Gloucester Road with the A48. This would reduce the speed of traffic from both directions. In addition, a new roundabout would cater for (in our expectation) a future expansion of Tutshill north of the Manor Chase estate.
- 6) The Outline application does not provide evidence for the assertion that the Highbeech roundabout in Chepstow has no negative influence on the traffic flow on the A48 from TPC. Without a substantial improvement on the traffic flows from Tutshill via the Tesco traffic lights and up Mount Pleasant and Hardwick Hill leading to the Highbeech roundabout where traffic at rush hour usually backs up all the way down to Tesco and beyond, in the direction of Gloucester Road (Tutshill). There is often backed up traffic during the day and at weekends, Gladman should consider running traffic surveys at various times, days and weekends. In addition, there are often incidents (lane closures, accidents, breakdowns, etc on the M48 and supporting roads that bring traffic to a standstill with tailbacks on all routes.
- 7) The Outline application states that air quality is acceptable for the development residents. But there are significant air quality issues through Chepstow and especially on Hardwick Hill. Additional vehicles from this development using the A48, and mostly heading towards the M48, will add to these air quality issues.
- 8) We are disappointed that Gladman was not aware that most residents in the TPC parish are registered with a Welsh GP and that Gloucestershire NHS Trust has not contracted with GPs for our area. TPC wishes clarity

about the options for new residents in the “Gladman project” for registering with a local GP before supporting this application. Wales NHS and Aneurin Bevan University Health Board needs to also be consulted as part of the planning application.

- 9) A related issue is the pressure on local schools. We are aware that one Primary school is not registering new students because of the lack of capacity. The Outline planning application is not dealing with this issue nor stating that Gladman is in advanced communication with GCC about increased capacity for registering all age students. GCC have previously stated that they do not have access to pupil numbers attending schools in the Parish from Chepstow and across the Welsh/English border.

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

- a. **P0726/25/FUL** – Granary Barn, Stroath Farm, Stroath, Chepstow.
Variation of condition 02 (Approved plans) relating to P1411/21/FUL and P1412/21/LBC to allow for reconfiguration of ground floor layout and removal of cider press.
Tidenham Parish Council supports this planning application.
- b. **P0820/25/DISCON** – Granary Barn, Stroath Farm, A48 from junction at Woolaston Grange to junction with Hanley Lane, Stroath.
Discharge of condition 09 (bat boxes) relating to planning application P1411/21/FUL.
Tidenham Parish Council supports this planning application.
- c. **P0838/25/FUL** – 36 Bigstone Grove, Tutshill, Chepstow, NP16 7EN.
Erection of a detached annex ancillary to the main dwelling.
Tidenham Parish Council supports this planning application.
- d. **P0889/25/FUL** – Tubular Cottages, Beachley Road, Tutshill, NP16 7ED.
Variation of condition 01 (approved plans) of planning permission P0883/23/APP to allow for revision of parking and amenities layout.
Tidenham Parish Council supports this planning application.
- e. **P0989/25/TPO** – St Johns on the Hill School, Castleford Hill, Tutshill, Chepstow.
Crown lift Lime covered by T1 of DFTPO 218 by 5 metres on the roadside and by 3 metres over footpath. Reduce crown of Sycamore covered by G1 of DFTPO 218 to include the removal of a weighted branch overhanging roadside and reduce back all other extended branches by 2 metres on roadside only.
Tidenham Parish Council supports this planning application and the proposed tree work.

8. **POLICING IN THE PARISH**

- a) **Resolved to note** Police crime statistics for Tidenham and Sedbury can be accessed following this link. [Tidenham and Sedbury | Police.uk \(www.police.uk\)](http://www.police.uk)
PC Evans had provided a report for councillors which he intends to provide on a three monthly basis. There are reductions in crime numbers in several areas with an overall reduction on the year of 33%. PCSO Coe will continue to cover Tidenham, although she has been given several other parishes to work in. There has been much work done in the community over the summer - working with local schools, Two Rivers and the Parish Council. Anti-social behaviour letters have been issued and speed vans have been in the area. A speed survey on Beachley Road towards Chepstow showed that most of the speeding occurs between 7am and 9am and some are local residents, speeds not as high as they may be perceived to be. Traffic Police are also patrolling under the bridge area. Pc Evans and PCSO Coe will be engaging with Beachley Barracks and speaking to everyone on camp, pointing out that everyone, whatever rank, will be prosecuted if caught speeding. Now that the battalion are back the MoD will be carrying out their own patrols locally. Hopefully there will be bike marking events in the new year. The Police have been linking with Revd Nikki Bullivant for walkabouts and will be attending the planned monthly sessions at Sedbury Space. The Police thanked the Parish Council for listening to theirs and residents’ concerns over anti-social behaviour on the playing field and for agreeing to re-locate the goal posts. There will hopefully be a Number Plate Recognition camera installed on Beachley Road. Cllr Allan commented on the difficulties around incorrect/misleading social media posts – this is something the Police are having to find ways to deal with.

9. **COMMITTEES**

- Resolved to receive** reports, minutes and recommendations from committees and to consider any questions arising from them.

- i). Finance and Probity Committee meeting held on 10th September 2025.
There were no questions to Councillor Clive Russell, Chairman of the Committee.
- ii) Mopla Cottages Committee meeting held on 10th September 2025.
There were no questions to Councillor Clive Russell, Chairman of the Committee.
- iii) Sedbury and Beachley Village Hall Committee meeting held on 10th September 2025.
There were no questions to Councillor Michael Swambo, Chairman of the Committee.

10. **CHAIRMAN'S ANNOUNCEMENTS**

Resolved to receive and note any announcements from the Chairman of the meeting.

The Chairman reported that Cllr Drew was in hospital and that he had spoken with him. Clerk to send get well message.

11. **REPORTS FROM COUNTY AND DISTRICT COUNCILLORS**

Resolved to note report from Chris McFarling.

Gloucestershire County Council Thriving Communities fund available for grant applications. Also – CC now partner in Forest of Dean District Council application to be designated a UNESCO Biosphere. There is an ongoing discussion regarding the provision of road crossings with mixed messages on whether new ones will only be installed following data led local evidence. Reminder about Local Plan consultation – the Government now requiring the Forest of Dean to plan for 13,000 new homes, almost double the original number. Much work now being undertaken regarding the local government re-organisation with the deadline for proposals to the Govt. in November.

12. **PARISH CLERK'S REPORT**

Resolved to receive and note the Parish Clerk's Report. All items requiring the council to make a decision were specified separately on the agenda.

13. **PARISH COUNCIL INSURANCE RENEWAL**

- a) **Resolved to note** The Parish Council uses Clear Councils insurers as the broker for its insurance. Clear Councils have recommended changed their recommended insurers to Ecclesiastical Insurance Office Plc as they offer a better product suited to parish councils. Ecclesiastical have agreed to honour the 3 year Long Term Agreement entered into last year.
- b) **Resolved to approve** renewal of insurance through Clear Councils, year 2 of 3 year Long Term Agreement, at £2023.53 including admin fee and Insurance Premium Tax and that the insurance met the Council's requirements. This premium includes legal expenses cover.

14. **FINANCE**

- a) **Resolved to approve payments** according to the Financial Statement for August 2025.
- b) **Resolved to receive and approve** the Financial Statement for August 2025.
- c) **Resolved to note** the Tump Farm Community Benefit amount of £7414.43 has now been received.

15. **EXTERNAL AUDIT – 2024/2025**

- a) **Resolved to approve** External Audit report for 2024/2025 and note that PKF Littlejohn have stated that the information provided is in accordance with proper practices and that no other matters have been raised giving cause for concern that relevant legislation and regulatory requirements have not been met.
- b) **Resolved to note** the audited AGAR and Notice of Conclusion of Audit have been added to the website as required.

16. **FOREST OF DEAN DISTRICT COUNCIL LOCAL PLAN**

Resolved to approve suggested responses to the Forest of Dean District Council draft proposed Local Plan, following an in-depth review of the Plan by the working Group.

17. **PARISH COUNCIL BLEED KIT**

- a) **Resolved to note** delivery of free Bleed Kit offered by the DC to the Parish.
- b) **Resolved to approve** location of Bleed Kit in the Parish adjacent to the defibrillator in Sedbury next to the chemist shop. Cllr Russell to mount and attach it.

18. SEDBURY AND BEACHLEY VILLAGE HALL

Councillor Russell declared an interest in items a) and c) and did not take part in the discussion or vote.

- a) **Resolved to approve** the quotation from Shane Weldon for the removal and repositioning of the goal posts on the field behind the hall to the Buttington Road open space. This agreed by the Hall Committee and due to repeated anti-social behaviour over many years, requested by the Police and local residents.
- 1) Shane Weldon - £250 no VAT.
 - 2) Greenfields Garden Services - £1746.69 plus VAT – total costs £2096.03.
 - 3) Howard Rees - £890 no VAT.
- b) **Resolved to approve** regular spraying of weeds around the periphery of the hall grounds, once more this season and then every six weeks during 2026 growing season by Dave Kirkham at cost of £40 per spray. Due to difficulty in obtaining quotes for this type of work, one quote available and Dave Kirkham is on the list of the Council's preferred suppliers. Dave Kirkham had confirmed that the spray is non residual and safe for humans and animals. Clerk to ascertain which one used.
- c) **Resolved to approve** quotation from Howard Rees for the urgent removal of the wall and adjacent undergrowth, clearing of all rubbish and making good the concrete based area at the end of the Hall car park for £2910. This wall has been deteriorating over the past years and has now become dangerous. Howard Rees is a preferred supplier.
- d) **Resolved to approve** increase in cost of replacement CCTV camera of £297 plus VAT – total cost £356.40. Original amount agreed was £463 plus VAT but the original camera quoted for is no longer available.
- e) **Resolved to approve** virement of funds from General Reserves to Sedbury and Beachley Village Hall budget for the amount of any agreed items above.

19. TIDENHAM PARISH COUNCIL YOUTH PROJECT

- a) **Resolved to approve** proposal from Councillor Burgess and Rev Nikki Bullivant on the revival of the Youth Project.
- b) **Resolved to note** due to date and availability of the Music Bus, the first event took place on Wednesday 10th September. Councillors agreed the earmarking of funds of £9124 for the costs of the Youth Project in March 2025.
- c) **Resolved to approve** earmarked funds to be used for the project and expenditure to be reported to councillors at full council meetings.

20. TIDENHAM PARISH COUNCIL OPEN SPACES PROJECT

- a) **Resolved to approve** proposal from the Open Spaces Working Group that the toddler play area at the front of the Hall be upgraded using funds currently available for the project. That, due to increasing anti-social behaviour, the field behind the Hall be developed as a sensory garden with open spaces and planting and that the older children play equipment be located at the Buttington Road site with Orchard Fundraising Ltd to be used to source funding for this area.
- b) **Resolved to note** Clerk has approached the District Council to ascertain if the remaining S106 monies for improvement of air quality in the Parish could be used for the sensory garden / planting. The Clerk reported that she had received an email on the day of the meeting from the new S106 officer stating that this would not be suitable for the funding. She had responded stating that this was an option previously suggested for the use of the funds. Cllr McFarling to contact S106 officer and liaise.
- c) **Resolved to note** if proposal is approved, quotations will be presented at the October meeting so that the toddler play area work can be agreed.

21. SEDBURY AND DISTRICT LEISURE GARDENER'S ASSOCIATION

Resolved to note the S&DLGA Agreement has now been signed and will be in effect from 2024 for three years. Management fees of £640 per annum to be paid for 2024 and 2025. The Clerk reported that the Association had not yet confirmed its bank details but the 2024/25 and 2025/26 fees would be paid as soon as the details have been received.

22. NALC TRAINING SESSION – BEYOND THE PRECEPT

Resolved to note Councillor Koning and the Clerk have been booked to attend the NALC event by Zoom at a total cost of cost of £84 including VAT.

23. TUTSHILL C of E SCHOOL ECO AWARD

Resolved to approve sending message of congratulations to Tutshill School on their ECO award announced July 2025.

24. THERMAL CAMERA LOAN SCHEME

Resolved to approve TPC to become a thermal camera loan site as part of the Scheme that allows householders to borrow thermal cameras to take images of homes and assess heat loss.

25. CORRESPONDENCE

To receive and consider any other correspondence as detailed in the Clerk's Report. **None received.**

DUE TO THE CONFIDENTIAL OR NATURE OF ITEM 20, MEMBERS OF THE PUBLIC AND PRESS WERE EXCLUDED FROM THE MEETING

26. STAFF SALARIES

a) **Resolved to approve** increase of salary for the Clerk according to the Local Government Services Pay Agreement 2025/26.

b) **Resolved to approve** increase of salary for the Assistant Clerk according to the Local Government Services Pay Agreement 2025/26.

27. COUNCILLORS' REPORTS

Resolved to receive and note any matters which councillors wish to raise and where appropriate add to the agenda for the following meeting or meetings of committees.

Cllr Walsh – had been informed that there will be new double yellow lines near Tutshill School.

Cllr Warby – concerned that the A48 is being used as a 'race track' at night.

Cllr Allan – can the link for the County Council Fix My Street service be added to the front of the website so that members of the public can follow this rather than make comments on Facebook?

28. FUTURE MEETINGS

Resolved to note the dates of future council and committee meetings:

Wednesday 15th October 2025 – Full Council meeting.

The meeting concluded at 20.31hrs