

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/01/09 – 23

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 9 January 2017 at 5.58 pm.

PRESENT: Cllrs A Preest (Chairman), B Berryman, R Christodoulides, J Greenwood, B Pearman and D Pugh

Two members of the public
Mrs J Smailes – Chief Executive Officer (CEO)
Miss C Wheeler – Executive Officer (EO)

Cllr Preest informed all present that no practice fire evacuation had been scheduled for the duration of the meeting.

1. **APOLOGIES**

Apologies for absence were received and noted from Cllrs Legg and Street.

2. **DECLARATIONS OF INTEREST**

None.

3. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 14 November 2016 (*December Planning Meeting due to be convened on 12 December 2016 was not quorate*), together with the minutes from the Delegated Powers meeting held on 12 December 2016 (Appendix I), was **proposed by Cllr Berryman, seconded by Cllr Pugh**. Unanimous.

4. **OPEN FORUM**

Mr B Garside, 24 Livia Way, Lydney – Noting the action assigned to the Chairman at the October meeting concerning improvements to the Highfield Road surface would be conducted, questioned what progress had been made/where members of the public may view written evidence of any meetings concerning the issue/gain information on the outcomes from such meetings. Mr Garside drew attention to the road surface at the junction of Centurion Road/Highfield Road which he perceived to be a vehicular safety hazard and questioned what procedures the Town Council had in place to monitor the condition of road surfaces in the Town. Furthermore, Mr Garside questioned who was responsible for safety risks connected to road surfaces and sought information on what mitigation plans were in place to address same.

Cllr Preest advised that work to improve the road surface at Highfield Road had been due to commence on 26 July 2016 but had been postponed due to two small to medium sized housing developments which had commenced work. Furthermore, that the Lead Commissioner: Strategic Infrastructure from Gloucestershire County Council would provide Cllr Preest with an update regarding the funding for the scheme and that any liability for safety issues relating to road surfaces would lie with Gloucestershire County Council. It was noted that the meetings between Gloucestershire County Council's Local Highway Manager and Cllr Preest were not public meetings (and therefore not minuted), however, Cllr Preest gave a commitment to provide the Committee with an overview of the discussions which had taken place to date, together with meeting outcomes.

Action by – Cllr Preest

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/01/09 – 24

It was agreed that the condition of the road surface on Highfield Road would appear as a specific agenda item for the next meeting and would remain on the agenda until such time as the road surface improved. The CEO was also requested to arrange for Gloucestershire County Council's Local Highway Manager to attend the next Committee meeting in order to discuss the issue.

Action by – the CEO

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. **SIGNAGE**

Vehicle Activated Sign – Bream Road

Members were informed that Gloucestershire County Council's Local Highway Manager had provided the Council with a map showing the proposed location for the sign, to which no objection had been raised. However, Members noted that the Council had yet to be provided with an installation date for the sign and the CEO was requested to progress a date for the installation accordingly.

Action by – the CEO

6. **TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS**

Temporary Traffic Order for Templeway West, Lydney. Work to be undertaken 1-3 March 2017.

7. **LENGTHSMAN SCHEME**

Cllr Preest informed Members that Gloucestershire County Council were not able to make provision for the Lengthsman Scheme to return to the Town prior to the end of the current financial year. Furthermore, that budget discussions were currently taking place at Gloucestershire County Council which would determine if the Lengthsman Scheme would continue into 2017/2018. The CEO requested that if the decision was taken by Gloucestershire County Council to withdraw the scheme, that discussion take place with Parish Councils to ascertain if they would be willing to contribute towards the Scheme in order that it could continue in their Parishes with Parish and Town Councils possibly "clustering" to cover such costs. Cllr Preest agreed to relay the request back to Gloucestershire County Council.

Action by – Cllr Preest

8. **HIGHWAY CORRESPONDENCE**

Jordon Woodward – proposal to clean bus shelters within the Parish. It was **proposed by Cllr Pearman, seconded by Cllr Greenwood**, that Delegated Powers would be bestowed on the CEO and two Members to negotiate a price for cleaning the bus shelters in the Parish (up to an annual value of £200) in order that a bespoke cleaning frequency could be agreed. Unanimous.

Action by – the CEO

Members noted that the work would not commence until the 2017/2018 financial year.



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/01/09 – 25

PLANNING ISSUES

9. **DELEGATED POWERS**

It was **proposed by Cllr Pugh, seconded by Cllr Christodoulides**, that the Council would reaffirm its prior resolution that Delegated Powers would be bestowed on the CEO and two Members in order that planning applications may continue to be addressed within the given time constraints if the Planning Committee should not be quorate and during August Recess. Unanimous.

10. **HUNTER PAGE – LAND OFF HIGHFIELD ROAD**

Members noted that it had not been possible to produce a “draft” Heads of Terms as the Council would not meet with representatives from the organisation until 16 January 2017. Members were reminded of the need to attend the meeting, following which a draft document would be produced for approval. Cllr Pearman expressed a desire for the Town Council to be a signature party, and have input to, any S106 agreement for the site. It was **proposed by Cllr Preest, seconded by Cllr Pugh** that committee representatives would meet with representatives from Hunter Page prior to drafting a “wish list” of projects for which S106 funding should be sought.

11. **TREE PRESERVATION ORDER**

No applications to report.

12. **FOREST OF DEAN DISTRICT COUNCIL ALLOCATIONS PLAN**

Prior to the meeting all Councillors had been provided with notification of the consultation period which was in operation regarding the proposed modifications. It was noted that the closing date for comments was 13 February 2017 and Cllr Preest reminded Members that they were entitled to comment on the proposed modifications to the Allocations Plan in a personal capacity, if they so desired.

After a short discussion Members were informed by Cllr Preest that an Extra Ordinary Planning and Highway Committee meeting would be convened on Monday 30 January 2017 at 5.30 pm in order to formulate the Council’s corporate response in respect to the proposed modifications to the Allocations Plan for submission prior to the consultation closing date; the corporate response would then be ratified by Full Council at their February meeting. Unanimous.

The CEO was requested to ensure that all Councillors were provided with a copy of the meeting agenda, in order that they may attend the meeting if they so wished.

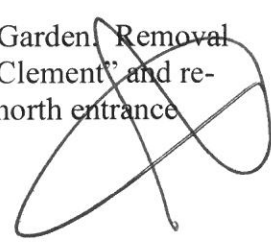
Action by – the CEO

13. **PLANNING APPLICATIONS**

P1675/16/FUL – Bathurst Park and Recreation Trust, Bathurst Park, Bathurst Park Road, Lydney

Erection of new iron railings and two gates to enclose the Memorial Garden. Removal of iron railings on the side of the park fronting onto “Avenue Andre Clement” and re-utilisation of railings for repairs. Erection of an entrance sign at the north entrance

Noted



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/01/09 – 26

P0103/16/DISCON – JD Norman, Tutnalls Street, Lydney
Discharge of condition (29) foul and surface water drainage of planning permission
P0627/13/FUL

Noted

P1786/16/FUL – Mr & Mrs J Fisher, 18 Tutnalls Street, Lydney
Proposed single storey rear and side extensions together with internal alterations to
provide disabled facilities. Erection of a garage. Alterations to front vehicle access and
garage to rear garden

No objection

P0001/17/DISCON – Redrow Homes South Wales, Land at Highfield Road, Lydney
Discharge of condition (16) Travel Plan of planning permission P0361/15/OUT

Noted

P1709/16/LBC – B & R Developments Ltd, Lydney Baptist Chapel, High Street, Lydney
Listed Building Consent for the change of use from an ecclesiastical building to a mixed
use site comprising of residential development and an ecclesiastic building. Alterations
to church, erection of four houses and creation of three apartments

And also application

P1708/16/FUL – B & R Developments Ltd, Lydney Baptist Chapel, High Street, Lydney
Change of use from an ecclesiastical building to a mixed use site comprising of
residential development and an ecclesiastic building. Alterations to church, erection of
four houses and creation of three apartments

**Request deadline extension in order that applications may be considered at the
Extra Ordinary Planning and Highway Committee meeting on 30 January 2017**

14. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P1498/16/FUL – 28 Church Road, Lydney

Granted Permission – Single storey rear extension

P0080/16/DISCON – The Bungalows, Queen Street, Lydney

Granted Permission – Discharge of conditions (03) (external materials) and (04)
(drainage scheme) relating to planning permission P1567/15/FUL for the erection of a
six bedroom house with integral garage and associated new access route.

P1560/16/TPO – Beech House, Windrush Gardens, Lydney

Granted Permission – Prune Sycamore Tree T1 of TPO70 back to previous pruning
points

P1577/16/COU – 1 Whitecross Business Park, Church Road, Lydney

Granted Permission – Proposed change of use from a light industrial workshop to use
class D2 (fitness facility)

P1569/16/FUL – Land at Highbury House, Bream Road, Lydney

Granted Permission – Variation of condition (02) approved plans to alter the location of
the access of planning Permission P0530/16/FUL



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/01/09 – 27

15. PLANNING CORRESPONDENCE

- Forest of Dean District Council – E-mail concerning the naming of a street and inviting the Council to submit two further street names. **Cllr Preest requested that suggestions for road names of deceased people who held a connection with Lydney be an agenda item for the next meeting.**

Action by – the CEO

- MMC – E-mail regarding the extension of the Cambourne Place road name; copy of response tendered. **Noted.**

16. COUNCILLORS REPORTS

Cllr Greenwood reported that whilst the work undertaken by Gloucestershire County Council on drainage at the junction by The Willows had improved the situation, work was now required to repair the surface which had been damaged during the construction work.

Cllr Christodoulides reported that problems with surface water pooling on the corner close to Leachpool Cottage continued despite Gloucestershire County Council's efforts to clear the water. The CEO was requested to highlight the problem to Gloucestershire County Council's Local Highway Manager.

Cllr Pugh reported that surface water pooled on numerous pavements in the Town.

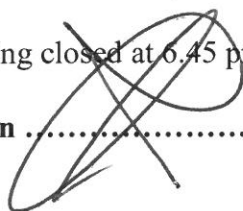
17. MEETING DATES

It was noted that an Extra Ordinary meeting of the Planning and Highway Committee would take place at 5.30 pm on Monday 30 January 2017.

The next ordinary meeting of the Planning & Highways Committee would then take place on Monday 13 February 2017 at 6.00 pm.

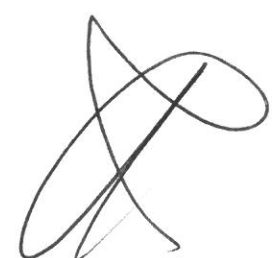
The meeting closed at 6.45 pm.

Chairman



Date

13² / 17



Notes from Delegated Powers meeting on 12 December 2016

Present: Cllrs B Berryman, B Pearman, A Preest, D Pugh

In Attendance: Mrs J Smailes, CEO
Miss C Wheeler, EO

Time of Meeting: 6.29 pm

Matters discussed:

1. **Planning applications for Comment**

P1498/16/FUL – Mr & Mrs Cooke, 28 Church Road, Lydney

Single storey rear extension

No objection

P1577/16/COU – Mr R Temblett, 1 Whitecross Business Park, Church Road, Lydney

Proposed change of use from a light industrial workshop to use class D2 (fitness facility)

No objection

P0090/16/DISCON – Two Rivers Housing, 7 Orchard Road, Lydney

Confirmation of compliance with conditions (01) approved plans, (06) landscaping and (07) bat boxes of planning permission P1321/16/FUL

No objection

P0093/16/DISCON – MMC Land and Regeneration Ltd, JD Norman, Tutnalls, Lydney

Discharge of Conditions (11) phased landscaping scheme, (15) phased biodiversity scheme, (16) badger survey, (18) phased construction environmental management plan, (22) closure of existing vehicular access, (25) construction method statement and (27) land contamination assessment of planning permission P0627/13/FUL

No objection

P1591/16/FUL – Mrs G Sparkes, Old Park House, Lydney Park Estate, Lydney

Construction of a new diner linked to existing “Krazy Golf” building

No objection

2. **Planning Decisions/Comments**

P1313/16/FUL – Severnleigh, Naas Lane, Lydney

Granted Permission – Change of use from a hostel and care home to nine dwellings

P1303/16/FUL – 14 Tutnalls Street, Lydney

Granted Permission – Proposed single storey extension and alterations and change of flat roof to pitched roof.

P1439/16/FUL – 16 Summerleaze, Lydney

Granted Permission – Erection of a clad steel box container for use as a garden store.

P0075/16/DISCON – Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney

Granted Permission – Discharge of conditions (25) – Fire Hydrants and (27) – Construction Environment Management Plan of planning permission P0361/15/OUT

Meeting closed 6.34 pm.

