

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/02/13 – 30

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 13 February 2017 at 6.00 pm.

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

Cllr W Leach

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. **CO-OPTION**

Members were asked to consider co-opting Cllr Leach onto the Committee. It was **proposed by Cllr Pugh, seconded by Cllr Legg**, that Cllr Leach would be co-opted onto the Committee. Unanimous.

2. **APOLOGIES**

Apologies for absence were received and noted from Cllr Street. Members noted that Cllr Greenwood would be a late arrival to the meeting.

3. **DECLARATIONS OF INTEREST**

None.

4. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 9 January 2017 was **proposed by Cllr Berryman, seconded by Cllr Pugh**. Vote carried.

Approval of the notes from the meeting with Hunter Page and the Extra Ordinary meeting on 30 January 2017, was **proposed by Cllr Pugh, seconded by Cllr Pearman**. Vote carried.

5. **OPEN FORUM**

Mr B Garside, 24 Livia Way, Lydney – Expressed thanks to the Committee for including the road surface at Highfield Road as an agenda item; highlighted that previous minutes of the Committee stated that work to improve the road surface would commence on 26 July 2016 however, he had been informed by the Local Highway Manager that said work had never been on the schedule, nor had it been included in the 2017/2018 schedule of works (budget yet to be confirmed). Mr Garside advised that the Local Highway Manager had indicated that the likely date for work to commence would be during the 2018/2019 financial year and he questioned how Lydney Town Council intended to facilitate action.

Cllr Preest advised that Gloucestershire County Council would consider their budget later in the week and he advised Mr Garside to address any further questions in respect to this matter to said Authority (who held responsibility for the Highway). In his capacity of County Councillor, Cllr Preest gave a commitment to raise Mr Garside's questions with County Cllr Smith.

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/02/13 – 31

Cabinet Member for Highways and Flood and ensure that County Cllr Hawthorne, Leader of the Council, was copied into the communication, along with Mr Garside. It was noted that Gloucestershire County Council would be considering its contract with Amey. A Point of Order was called by the CEO; Cllr Preest asked that the matter be an agenda time for the next meeting in order that the response obtained by him in relation to this matter could be noted at the meeting.

Action by – the CEO

Cllr Greenwood arrived at this point.

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. SIGNAGE

Vehicle Activated Sign (VAS) – Bream Road

Members were informed that Gloucestershire County Council's Local Highway Manager had advised that it was likely that the VAS would be installed prior to the end of the current financial year, however, this was dependent upon the County Council's contractor's timescales.

7. ROAD SURFACE – HIGHFIELD ROAD/CENTURION WAY

Prior to the meeting Members were provided with a copy of the e-mail from Gloucestershire County Council's Local Highway Manager advising that, at the time of writing, the resurfacing of the road had not been included in the 2017/2018 capital budget. However, the Local Highway Manager would continue to press for its inclusion and if this was not forthcoming, would look to fund the resurfacing/large patching of the section by Centurion Way from the 2017/2018 minor works budget.

Members voiced their unanimous consent for Cllr Preest to raise the matter, in his capacity of County Cllr, with County Cllrs Smith and Hawthorne.

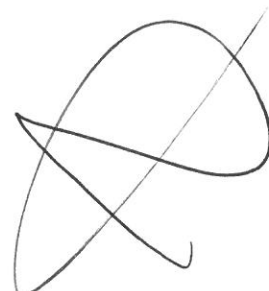
Action by – Cllr Preest

8. TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS

None.

9. HIGHWAY CORRESPONDENCE

- Gloucestershire County Council – information re Findit Map and Online Accounts.
- Gloucestershire County Council – consent for Danter Brothers Fun Fair to erect 10 temporary signs on the highway from 9 March to 21 March 2017. Members were reminded that the Council had previously resolved that any temporary signage placed on the highway which did not display Gloucestershire County Council's "approved" sticker would be removed; such signage placed on land/facilities deemed to be private would not be removed. Furthermore, that the Council had sent advisory letters to a number of organisations in the Town informing them of the need to obtain Gloucestershire County Council's consent prior to erecting temporary signage.

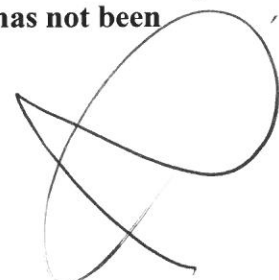


LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/02/13 – 32

PLANNING ISSUES

10. **HUNTER PAGE – LAND OFF HIGHFIELD ROAD: “HEADS OF TERMS”**
Prior to the meeting Members were provided with a copy of the notes from the meeting held with Hunter Page on 16 January 2017 and an extract from the “Planning Statement” submitted by the Developer to the Local Planning Authority as part of their application.
Noted.
11. **TREE PRESERVATION ORDER**
No applications to report.
12. **FOREST OF DEAN DISTRICT COUNCIL ALLOCATIONS PLAN**
Members noted that Lydney Town Council’s “corporate” response had been tendered.
13. **PLANNING APPLICATIONS**
P0091/16/DISCON – Mr L Morgan, Cross Bank Chambers, 2 High Street, Lydney
Discharge of condition (03) sections of rooflights of planning permission P0632/16/FUL
Noted
- P0045/17/FUL – Mr Ricklands, 2 Beaufort Drive, Lydney
Erection of conservatory to the front elevation
No objection
- P1797/16/FUL – JD Norman, Land North West of JD Norman Plant, Off Cambourne Place, Lydney
Re-profiling of land to provide off-site ecology measures in compliance with conditions 14 and 17 of P0627/13/FUL (retrospective application)
No objection
- P0026/17/FUL – Mr & Mrs A Sterry, 12 Tutnalls Street, Lydney
Two storey rear extension and balcony
No objection
- P0037/17/FUL – Mr & Mrs Kadodia, 12 Beaufort Drive, Lydney
Proposed two storey and single storey extensions together with associated works.
Demolition of existing conservatory
No objection
- 16/0093/STMAJW – Magnox Limited, Berkeley Nuclear Power Station, Hamfield Lane, Berkeley
Construction and operation of a waste encapsulation plant and associated external plant & structures, together with integral highways and drainage infrastructure –
ADDITIONAL INFORMATION
Whilst Lydney Town Council does not object to the application, it requests that itself and Forest of Dean District Council be deemed Statutory Consultees for any application relating to this site as it was felt that both Authorities has not been consulted on all applications for the site



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/02/13 – 33

P0075/17/FUL – Dean Forest Railway, Forest Road, Lydney
Erection of an extension to existing café building to provide toilet facilities

No objection

P1889/15/OUT – Holms Farm, Holms Farm Estate, Lydney
A Hybrid planning application comprising the creation of 29 new dwellings, restoration of farmhouse, landscaping, open space and associated works to include:

- i) Full application for the conversion of barn to create 1 dwelling and the restoration of farmhouse and:
- ii) Outline application with some matters reserved for 28 new dwellings and associated works

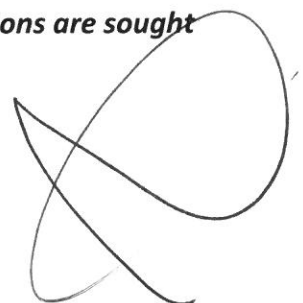
Council wished to reiterate its previously submitted Material Considerations, these being: No objection, subject to:-

- i) ***Flood and Foul Drainage: The applicant has submitted a Flood Risk Assessment and Foul Drainage Strategy and we note the advice from Severn Trent Water that the additional foul water flow from the development could impact on the existing foul sewerage network in the area which is of significant concern to our Council. Should planning consent be granted we would request the inclusion of a “Grampian Condition” requiring improvement of the foul drainage system to be undertaken prior to the commencement of the development.***

Swales/basins have been implemented on other housing developments in the Parish which have not proved to be successful and we note the intention to discharge the detention basin in to the ordinary watercourse located 50m to the west of the site. Lydney Town Council has, on numerous occasions, reiterated the importance of ensuring no such water from new developments should be allowed to enter existing watercourses.

Furthermore, our Council notes that it is proposed that the long term maintenance of soakaways and infiltration/detention basin will be undertaken by either the developer or a third party. Lydney Town Council questions who would maintain said facilities in the event of the developer or the third party’s business not continuing? We would also request an assurance from the Lead Local Flood Authority that the proposed infiltration/detention basin is adequate to address surface water drainage.

- ii) ***S106 Developer Contributions: We would request that when a Full Application is submitted by the application that contributions are sought towards:***



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/02/13 – 34

- *New cemetery provision*
- *Healthcare*
- *Off site recreation*

Lydney Town Council would request that it be included in any discussions regarding S106/CIL contributions.

- iii) The Council requires clarification regarding the maintenance of the Public Open Space and LEAP – no mention of this is included in the Planning, Design and Access Statement. Lydney Town Council possesses a Public Open Space Policy lodged with Forest of Dean District Council in which it clearly states each application to maintain an area is considered by said Council on an individual basis and subject to Lydney Town Council receiving the maintenance contribution it so requests.*
- iv) Highway Issues: Council feel that difficulties will be experienced with parking/access during the construction period due to on-street parking by members of the public visiting Lydney Hospital/parking by construction workers. We would request that provision be included for an area of off-street parking during the construction period (perhaps an extension to the existing car park for Lydney Hospital?). Alternatively, are there any plans to install parking restrictions (e.g. double yellow lines) in the area? We would ask for a copy of Gloucestershire County Council's Highway response in relation to such.*
- v) Access: We note that page 8, map 3 in the Statement of Community Involvement states that no access to the site will be provided from South of the site (but pedestrian access will be provided), however, we cannot find any mention of this in the Planning, Design and Access Statement. We would request that the applicant include written confirmation of this in their Planning, Design and Access Statement.*

Public Rights of Way: Whilst not a planning concern, we note that the applicant's intention to modify the existing Public Right of Way on the site in order that it is diverted over the proposed roadway. The Council feels that this is in contravention of DEFRA Rights of Way Circular 1/09 which advises that Public Rights of Way should not be diverted along highways.

Furthermore, Council notes within the Transport Statement the applicant may, following advice from the Highway/Planning Authority, submit an application to extinguish the existing Public Right of Way, to which our Council would object.

In addition to re-iterating the above, Lydney Town Council notes that the response received in February 2016 from the Lead Local Flood Authority states that the future management of Sustainable Urban Drainage Systems (SuDs) will be a matter dealt with by the Local Planning Authority (LAP). Council wishes to draw the LAP's attention to the policies contained within the Lydney Neighbourhood Plan,

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/02/13 – 35

specifically LYD GEN1 – Water Management which requires all development proposals to make adequate provision to manage surface water sustainably through the use of SUDs on site.

Lydney Town Council would also draw attention to LYD TRAN 3 – Public Rights of Way and Wildlife Corridors which specifies that any revisions to existing rights of way to accommodate planned development should avoid the use of estate roads for the purpose wherever possible.

To this end Lydney Town Council wish to seek a meeting with the applicant to discuss the above.

P0076/17/APP – Redrow Homes (South Wales) Ltd, Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney
Approval of Reserved Matters (for appearance only) for outline planning permission P0361/15/OUT for the erection of 125 dwellings and ancillary works. (Reserved Matters application Phase 1)

Also

Revised Plan – CRUM-15-04-03 – Revision E – External materials layout
No objection

P0103/16/DISCON – JD Norman, Tutnalls Street, Lydney
Discharge of condition (29) foul and surface water drainage (Phase 1A and Phase 1B only) of planning permission P0627/13/FUL. (Revised Description)
Noted

14. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

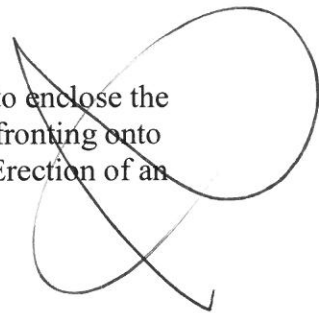
P1625/16/LD2 – 27 Lancaster Court, Lydney
LDC Issued – Application under Section 192 to establish whether extending the existing dropped kerb requires planning permission

P0090/16/DISCON – 7 Orchard Road, Lydney
Granted Permission – Confirmation of compliance with conditions (01) approved plans, (06) landscaping and (07) bat boxes of planning permission P1321/16/FUL

P1591/16/FUL - Old Park House Lydney Park Estate Lydney Gloucestershire
Granted Permission - Construction of a new diner linked to existing 'Krazy Golf' building

P0001/17/DISCON – Land at Highfield Road, Lydney
Granted Permission – Discharge of condition (16) Travel Plan of planning permission P0361/15/OUT.

P1675/16/FUL – Bathurst Park, Bathurst Park Road, Lydney
Granted Permission – 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.



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/02/13 – 36

15. PLANNING CORRESPONDENCE

- Members were provided with a copy of the letter which had been received from Forest of Dean District Council advising that the High Court had ordered that the Appeal by Allaston Developments Ltd concerning P1284/13/OUT be re-determined. Members were asked to consider if they wished to convene an Extra Ordinary meeting or if they wished the Committee's previous Material Considerations to "stand on". It was **proposed by Cllr Pugh, seconded by Cllr Greenwood**, that the Council's Material Considerations would "stand on".

Action by – the CEO

16. COUNCILLORS REPORTS

Cllr Legg mooted that he may need to resign from the Planning and Highway Committee due to increasing work commitments. However, he would inform the CEO should this become necessary.

Cllr Preest advised that he and Cllr Pearman had attended a meeting recently with Gloucestershire County Council's Local Highway Manager during which the problem of aquaplaning at Leechpool Cottage had been raised they had received an assurance that the problem would be addressed.

17. MEETING DATES

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 13 March 2017 at 6.00 pm.

The meeting closed at 6.44 pm.

Chairman

Date 13 / 3 /