

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/03/13 – 37

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

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

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 Cllr Street. Members noted that Cllr Greenwood would be a late arrival to the meeting.
2. **DECLARATIONS OF INTEREST**
Cllr A Preest – Item 10 – 15/0108/FDMAJM – Breedon Aggregates England, Clearwell and Stowe Hill Quarries, Stowe Green, St Briavels
3. **MINUTES OF PREVIOUS MEETING**
Approval of the minutes of the Planning and Highway Committee meeting held on 13 February 2017 was **proposed by Cllr Leach, seconded by Cllr Pearman**. Unanimous.
4. **OPEN FORUM**
No requests to speak were received.

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. **SIGNAGE**
Cllr Preest advised that an installation date had still yet to be confirmed by Amey and committed to progress the issue.
6. **ROAD SURFACE – HIGHFIELD ROAD/CENTURION WAY**
Prior to the meeting Members were provided with a copy of the response which had been obtained by Cllr Preest regarding Gloucestershire County Council's contract with Amey and also the condition of the road surface on Highfield Hill. Noted.

Cllr Pugh arrived at this point.

7. **TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS**
 - Emergency Road Closure: Driffield Road from junction with Allaston Road to Highfield Road – 28 February 2017 to 21 March 2017
 - Temporary Road Closure; Grove Road (Top) for Lydney Hospital Fete – 15 July 2017 from 12 noon to 4.00 pm

Cllr Greenwood arrived at this point.



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8. HIGHWAY CORRESPONDENCE

- Hunter Page Planning – E-mail from Paul Fong MRTPI, Managing Director, providing a copy an e-mail from Nigel Gibbons, Forest of Dean District Council, to the Planning Inspector who will determine the Appeal relating to “Land off Driffield Road, Allaston Road and Court Road” stating that said Council would not be taking part in the Appeal.
- Lydney Rugby Club – E-mail from Gerald Love advising the Club’s intention to submit a planning application to place permanent signage on Lord Bledisloe’s land detailing forthcoming matches.
- Forest of Dean District Council – notification that the following street names have been approved for the development of 125 dwellings – Land Off Highfield Road, Lydney:-
 - Wintour Drive, Lydney, GL15 5FA
 - Archers Hall Place, Lydney, GL15 5FE
 - Edwin Jones Way, Lydney, GL15 5FL
 - Gordon Sargent Close, Lydney, GL15 5FN
 - Herbert Howells Way, Lydney, GL15 5FP
 - Melville Watts Close, Lydney, GL15 5FQ
 - Croome Close, Lydney, GL15 5FR

Members were requested to forward suggestions for future road names to the CEO in order that they may be collated and form a future agenda item.

PLANNING ISSUES

9. TREE PRESERVATION ORDER

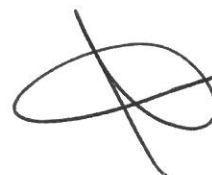
No applications to report.

10. PLANNING APPLICATIONS

P0108/17/FUL – Edenstone Homes – Land adjacent to Highfield Road, Lydney
Erection of 166 dwellings including garages, landscaping, public open space and associated drainage works. Construction of new access from Highfield Road
Council wish to reiterate its comments which have been submitted as part of previous development applications for the site, namely:

“Council wish the Local Planning Authority to facilitate “joined up thinking” regarding developments (both potential and those already granted consent) relating to Sustainable Urban Drainage. Council stipulate that due to flooding problems already experienced in our Town all “grey water” must be re-used on site and request the inclusion of a Planning Condition to this effect. Council also seek an assurance from the Local Planning Authority that water from such development will not be permitted to run off site or enter existing water courses thereby exacerbating the flood risk”.

Lydney Town Council notes the objection which has been submitted by the Lead Local Flood Authority and wishes to record its support to the statements contain therein. Furthermore, Lydney Town Council would remind the Local Planning



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Authority of Policy LYD GEN1 – Water Management contained within the adopted Lydney Neighbourhood Development Plan (NDP) and the requirement that applications must adhere to the policies contained within this adopted NDP which the Council expects the Local Planning Authority to uphold.

P0255/17/FUL – Mr & Mrs G Thomas, Oaklands, Driffield Road, Lydney
Conversion of triple private car garage to holiday accommodation
No objection

15/0108/FDMAJM – Breedon Aggregates England, Clearwell and Stowe Hill Quarries, Stowe Green, St Briavels

Extension of Stowe Hill Quarry, the phased relocation of the mineral processing plant from Clearwell Quarry to Stowe Hill Quarry including a coating and replacement concrete plants and a road access onto the B4228, increasing the maximum output of material leaving Stowe Hill Quarry and revised restoration of Clearwell Quarry

Additional information in relation to the Environmental Statement to address issues raised by statutory & non statutory consultees and public representations

Lydney Town Council wish to reiterate its comments previously submitted on the application, namely:

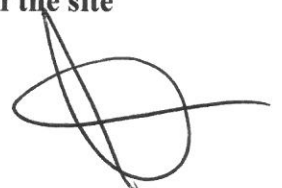
“Council are concerned that increased traffic from the development will travel along Bream Road, which is already a notorious congestion point. Recently problems were experienced with traffic parking on Bream Road which impeded the flow of traffic and caused a safety hazard for school children – the situation was only improved after Lydney Town Council campaigned for the introduction of double yellow lines and whilst this has improved the situation somewhat, problems are still experienced. Council remain concerned that when an increase in traffic movements from the development is added to the current situation that the Town will become gridlocked, and not just during peak times.

Furthermore, Lydney Town Council would highlight that Bream Road has already been designated as lying within the Lydney Air Quality Management Area. Forest of Dean District Council will be able to provide documentary evidence to support the level of air quality currently experienced. The Council are concerned that increased traffic movements arising from the development will further worsen the air quality experienced on Bream Road and would therefore expect that should the application be granted consent, an appropriate condition would be included which compelled the applicant to financially contribute towards improvements in Bream Road to mitigate the effects of their application”.

17/0018/FDMAJW – Lydney Golf Club, Naas Lane, Lydney

Completion of screening mound/landscaping bund construction (part retrospective)

Council notes the amount of mud which has been deposited on the highway from HGVs leaving the site from Pine End Works area to the Golf Course and also the damage which has been caused to the road surface. Accordingly, Council feel that conditions should be imposed requiring the provision of adequate vehicle washing facilities on site for HGV's and also the repair of any damage caused to the road surface/carriageway caused as a result of the vehicular traffic from the site



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P0333/17/FUL – Mrs D Foot, Perivale, New Mills, Forest Road, Lydney
Alterations and erection of a first floor extension to existing outbuilding to provide office space in roof (including rooflights and external staircase)

No objection subject to the extension being used for office space. However, if the extension were to be later considered for residential use a Change of Use application would be required¹

11. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P1797/16/FUL – Land North West of JD Norman Plant, Off Cambourne Place, Lydney
Granted permission – Re-profiling of land to provide off-site ecology measures in compliance with conditions 14 and 17 of P0627/13/FUL (retrospective application)

P0093/16/DISCON – JD Norman, Tutnalls, Lydney

Granted permission – Discharge of conditions (11) phased landscaping scheme (phases 1A and 1B only), (15) phased biodiversity scheme (phases 1A and 1B only), (16) badger survey (phases 1A and 1B only), (18) phased construction environment management plan (phases 1A and 1B only), (22) closure of existing vehicular access, (25) construction method statement (phases 1A and 1B only) and (27) land contamination assessment (phase 1A only) of planning permission P0627/13/FUL. (Revised description)

P0091/16/DISCON – Cross Bank Chambers, 2 High Street, Lydney

Granted permission – Discharge of conditions (03) sections of rooflights of planning permission P0632/16/FUL

P0062/16/DISCON – JD Norman – Lydney Plant, Tutnalls, Lydney

Granted permission – Discharge of conditions (14) Habitat Management Plan and (17) Monitoring Strategy of planning permission P0627/13/FUL

16/0093/STMAJW – Magnox Limited, Berkeley Nuclear Power Station, Hamfield Lane, Berkeley

Granted permission - Construction and operation of a waste encapsulation plant and associated external plant & structures, together with integral highways and drainage infrastructure

P0045/17/FUL – 2 Beaufort Drive, Lydney

Refused – Erection of conservatory to front elevation

P1786/16/FUL – 18 Tutnalls Street, Lydney

Granted Permission – 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

¹ After the meeting the Local Planning Authority notified Lydney Town Council of an amendment to the description, this being “Erection of a detached garage/outbuilding with first floor office space in roof (including rooflights and external staircase). Revised scheme of P1386/11/FUL”. Accordingly, Council’s material consideration was returned in line with Council’s meeting resolution “**No objection subject to the detached garage/outbuilding being used for office space. However, if the detached garage/outbuilding were to be later considered for residential use a Change of Use application would be required**”

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P0103/16/DISCON – JD Norman, Tutnalls Street, Lydney

Granted Permission – Discharge of condition (29) foul and surface water drainage (Phase 1A and Phase 1B only) of planning permission P0627/13/FUL. (Revised description)

P0037/17/FUL – 12 Beaufort Drive, Lydney

Granted Permission – Proposed two storey and single storey extensions together with associated works. Demolition of existing conservatory

P0026/17/FUL – 12 Tutnalls Street, Lydney

Granted Permission – Erection of a two storey and single storey rear extensions and balcony

Licensing Applications

Minor variation of a Premises Licence

Tesco Stores Ltd, High Street, Lydney

Variation seeks to remove all the Christmas Day and Good Friday restrictions as shown in the licensable hours and/or embedded conditions. Remove any conditions related to the LA 1964 and update the mandatory conditions to the most current form

No objection

12. PLANNING CORRESPONDENCE

- Request for attendance at March Committee meeting submitted to registered Agent for P1889/15/OUT (Holms Farm, Holms Farm Estate, Lydney). *Members noted that the Agent hoped to attend the April meeting.*
- To appoint a representative to speak on applications P1708/16/FUL and P1709/16/LBC – Lydney Baptist Chapel, High Street, Lydney when considered by Forest of Dean District Council's Planning Committee on 14 March 2017. *Members agreed that they did not wish to appoint a representative to speak at the meeting. Members also instructed the CEO to ascertain why Gloucestershire County Council did not feel the lack of parking to be an issue.*

Action by – the CEO

13. COUNCILLORS REPORTS

Nothing to report.

14. MEETING DATES

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 10 April 2017 at 6.00 pm.

The meeting closed at 6.34 pm.

Chairman

Date