

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2017/04/10 – 42

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 10 April 2017 at 6.00 pm.

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

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 Christodoulides and Pugh. Members noted that Cllr Greenwood would be a late arrival to the meeting.
2. **DECLARATIONS OF INTEREST**
Cllr Berryman – Item 5 - Signage
3. **MINUTES OF PREVIOUS MEETING**
Approval of the minutes of the Planning and Highway Committee meeting held on 13 March 2017 was **proposed by Cllr Berryman, seconded by Cllr Pearman.** Unanimous.
4. **OPEN FORUM**
Mrs Hancock, 10 Lynwood Road, Lydney – Planning application P0263/17/FUL – expressed concern over the exact location of the boundary line for the proposed development in the Public House's car park. Concern was also expressed that insufficient parking had been included in relation to the proposed new car park so as to cater for clientele of the Public House.

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. **SIGNAGE**
Cllr Preest advised that the vehicle activated sign should have been installed the previous week and he gave a commitment to investigate.

Action by – Cllr Preest

Lydney Rugby Football Club

Cllr Berryman did not take part in this discussion, having declared an interest in this matter.

Prior to the meeting Members were provided with a copy of the correspondence from the Rugby Club regarding their proposed signage. Members noted that differing signage had been permitted in Cinderford and it was **proposed by Cllr Preest** that the CEO would contact the Local Planning Authority to ascertain the policy for erecting signage on private land citing signage located elsewhere and querying whether there was indeed a requirement for consent if so sited. Unanimous.

Action by – the CEO

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Cllr Greenwood arrived at this point.

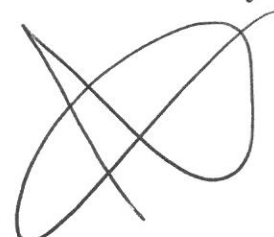
6. **TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS**
- A48, Lydney Bypass South, Lydney, GL15 5EG from junction at Church Road to Railway Line. For the period from 16 July 2017 to 19 July 2017.
- Public Path Diversion Order re FLY36 at Highfield Road, Lydney
7. **HIGHWAY CORRESPONDENCE**
Nothing to report

PLANNING ISSUES

8. **TREE PRESERVATION ORDER**
P0527/17/TPO – Miss K Daniels, 7 Bledisloe Way, Lydney
20% Crown reduction of x 1 Scots Pine tree covered by A2 of TPO172
No objection
9. **PLANNING APPLICATIONS**
P0263/17/FUL – Ms K James, Severn View Inn, Lynwood Road, Lydney
Erection of two dwellings and associated works in the current car park for the public house. Provision of a new car parking area to the rear of the public house
No objection. Council are however concerned that the proposed new car parking area which is to serve the Public House will not provide sufficient parking for patrons at peak times, necessitating on street parking in Lynwood Road and surrounding areas which may cause difficulties with the flow of traffic and restricted access for existing dwellings. Furthermore, the two junctions of Lynwood Road with Primrose Hill Road require vehicles to make difficult turns with limited visibility in order to exit Lynwood Road; Council call for the opinion of Gloucestershire Highways Department to be sought in order that the current situation is not exacerbated by the proposed development.

Finally, District Councillor Preest has given a commitment to arrange for the application to be referred to Forest of Dean District Council's Planning Committee in order that a site visit may be conducted by Members.

P0481/17/FUL – Mr Daliel, Land South of A48 Bypass, Lydney Bypass Middle, Lydney
Creation of an access and associated groundworks (part-retrospective)
Objection. Council believe that the proposal will create a flood risk for the parish; watercourses in our parish are already over-subscribed at times of adverse weather and Council feel that the culverting of Plummers Brook, which is contrary to Lydney's adopted Neighbourhood Development Plan, will be detrimental to our Town. Guidance from the Environment Agency with regard to the flood zone map for Lydney suggests that such application requires a hazard rating/flood risk assessment which we note has not been included with the application. Furthermore, the view of the Local Lead Flood Authority, Gloucestershire County Council, must be obtained on the proposal.



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Council also objects to the creation of a vehicular access on the grounds of highway safety. The site is close to the roundabout for the Oakdale site which vehicles regularly drive over, therefore Council believe that the proposed access would be a distraction to drivers using the A48 carriageway.

Cllr Leach arrived at this point.

P0025/17/DISCON – Mr A Knox, Land at Highbury House, Bream Road, Lydney
Discharge of Condition (08) external facing materials of planning permission
P1569/16/FUL

Noted

P0518/17/FUL – Mr C Haywood, 16 Bathurst Park Road, Lydney
Proposed two storey rear extension and internal alterations (Revised)

Noted

5 Day Notice – Approved work

46 Meadowbank, Lydney

To remove one limb from one Oak tree protected by TPO116. Limb considered to be dangerous

Noted

10. **TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC**

P0190/17/LD2 – 2 Lancaster Drive, Lydney

Granted Permission – Application under Section 192 to establish whether the erection of a single storey rear extension, new driveway and dropped kerb requires planning permission.

P0075/17/FUL – Dean Forest Railway, Forest Road, Lydney

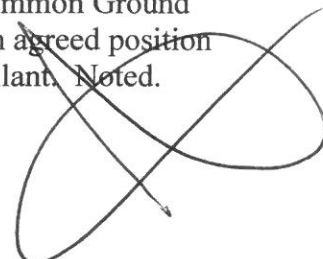
Granted Permission – Erection of an extension to existing café building to provide toilet facilities

P0076/17/APP – Land Between Lydney Bypass and Highfield Road, Highfield Road, Lydney

Granted Permission – 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)

11. **PLANNING CORRESPONDENCE**

- Following March Planning and Highway Committee meeting Members were provided with a copy of the response which had been submitted by Gloucestershire County Council Highways in respect of P1708/16/FUL and P1709/16/LBC – Lydney Baptist Chapel, High Street, Lydney. **Noted.**
- E-mail from Paul Fong MRTPI, Managing Director, Hunter Page Planning, providing a copy (for information only) of the Statement of Common Ground between the Appellant and Stop Allston Developments and an agreed position statement between the Local Planning Authority and the Appellant. **Noted.**



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12. COUNCILLORS REPORTS

Cllr Preest reported that one question had been received from a member of the public in respect of the Annual Town Meeting which related to air quality in the Town. Members were informed that a response had been obtained from the relevant Officer at Forest of Dean District Council which was then duly read out to Members. It was **proposed by Cllr Greenwood, seconded by Cllr Street**, that the response would be communicated to the member of the public at the Annual Town Meeting. Unanimous.

Action by – the CEO

It was unanimously agreed that the CEO would also contact the Officer concerned to request that the Council be provided with exact details of the levels which had been recorded at the three locations with the highest levels of pollution, rather than receive a generic description. Responding to a question which had been raised by Cllr Greenwood, Cllr Preest advised that the Local Enterprise Partnership would fund the signalling of the Bream Road Junction in the 2018/2019 financial year.

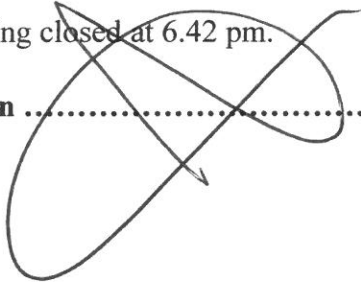
13. MEETING DATES

Members noted that the Planning and Highway Committee would not meet in May, due to the Annual Council Meeting, and that Delegated Powers would be implemented for any applications received.

Accordingly, it was noted that the next meeting of the Planning & Highways Committee would take place on Monday 12 June 2017 at 6.00 pm.

The meeting closed at 6.42 pm.

Chairman



Date

