

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/06/13 – 01

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 13 June 2016 at 5.58 pm.

PRESENT: Cllrs A Preest (Chairman), R Christodoulides, C Legg, B Pearman and D Street

Cllr C Harris
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. **ELECTION OF VICE CHAIRMAN**

Cllr Street, seconded by Cllr Preest, proposed Cllr Pearman for the position. The motion was put to a vote. Unanimous. Cllr Pearman was duly elected to the position.

2. **APOLOGIES**

Apologies for absence were received and noted from Cllrs Berryman and Greenwood.

3. **DECLARATIONS OF INTEREST**

Cllr C Legg – Agenda Item 14 – applications relating to Robert Hitchins Limited

4. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 11 April 2016 was proposed by Cllr Pearman, seconded by Cllr Street. Vote carried.

The notes from the Delegated Powers meetings on 11 & 16 May 2016 (Appendix I & II) were duly noted.

5. **OPEN FORUM**

Cllr C Harris, 63 Klondyke Avenue, Lydney – voiced concern over Planning application P0767/16/PJ14PA – Cross Keys Inn, Church Road, Lydney, as she noted the building was located in a conservation area. Cllr Harris also highlighted the age of the building. Cllr Preest advised that Cllr Harris's concerns would be considered later in the meeting.

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

6. **SIGNAGE**

Relocation of Vehicle Activated Sign

Cllr Preest advised that discussion regarding the relocation of the sign was on-going and gave a commitment to raise the matter once again when he met with Mr B Watkins later in the week.

Action by – Cllr Preest

Road Names

Members noted that they had been invited by Robert Hitchins Limited to submit three road names to be used for the first phase of the development on Highfield Road.

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/06/13 – 02

After a short discussion, during which a number of suggestions were made, it was **proposed by Cllr Preest** that the following names would be put forward:

- Rodley Manor Way/Avenue/Close
- Gordon Sargent Way/Avenue/Close
- Herbert Howells Way/Avenue/Close

Vote carried. It was noted that the Council had not approached the families of the persons listed to obtain their consent to put forward their names and would make Robert Hitchins Limited/Forest of Dean District Council aware of this point.

It was noted that the remaining suggestions (Peter Kingston, Melville Watts OBE, Steve James) would be held on file pending further requests. Cllr Preest gave a commitment to raise the matter at the next Full Council meeting in order to invite suggestions from his fellow Councillors.

Action by – Cllr Preest

7. JUNCTION ISSUES

Cllr Preest was pleased to report that Forest of Dean District Council were shortly to carry out flood relief work at the junction near The Willows which was hoped would provide a solution to the issues experienced.

8. ROUNABOUT SPONSORSHIP (RE. LIB)

It was noted that no further communication/update had been received from the party who had expressed an interest in improving the roundabouts as they were currently formulating designs.

9. TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS

- Temporary Traffic Order re. A48 Awre Junction, Bullo, Newnham. From 23-28 June 2016 (restricted night closure 19:00 – 07:30 HRS)
- Temporary Traffic Order re. A48 High Street, Newnham to A48 Broadoak (essential patching works). From 29 June 2016 – 7 July 2016 between 09:00 – 16:00 HRS.

Cllr Street requested that County Cllr Preest ascertain the exact point as to where Gloucestershire County Council proposed to close the A48.

Action by – County Cllr Preest

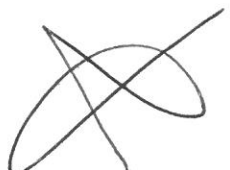
10. HIGHWAY CORRESPONDENCE

None.

PLANNING ISSUES

11. TREE PRESERVATION ORDER

Prior to the meeting Members were provided with a copy of the Tree Preservation Order which had been placed on trees at Holms Farm, Lydney. It was unanimously agreed that the Council did not wish to comment on the application.



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/06/13 – 03

12. **LAND BETWEEN 45 & 51 ALLASTON ROAD**

Cllr Preest advised that the resident had been advised to progress the matter on an individual basis with Forest of Dean District Council.

13. **PLANNING APPLICATIONS**

P0632/16/FUL – Mr L Morgan, Crossbank House, 2 High Street, Lydney

Conversion of part of loft to create two, one bedroom flats and ancillary works (re-submission of expired permission P1628/06/COU)

No objection

P0738/16/TCA – Mr M Harris, St Mary's Church and Bathurst Park, Church Road, Lydney

Works to x11 trees at St Mary's Churchyard and Bathurst Park in accordance with the submitted tree survey extract

Noted

P0756/16/FUL – Mr R Lewis, Brambles, 9 Bracken Drive, Lydney

Erection of a car port

No objection

P0774/16/FUL – Mr J Nicholls, 4 Chantry Close, Lydney

Retrospective application for erection of a summer house

No objection

P0718/16/FUL – Dominos Pizza Group Limited, 1A Hylton Court, Newerne Street, Lydney

Variation of condition (05) to include "Customer related food and drink deliveries shall only operate during the following times 11:00 – 23:00 Sunday to Thursday inclusively; 11:00 – 24:00 Fridays and Saturdays" of planning permission P0037/16/FUL for the change of use of a shop to a hot food takeaway

No objection

P0767/16/PJ14PA – Mr M Pillinger, Cross Keys Inn, Church Road, Lydney

Installation of solar panels on the roof at the rear of the premises

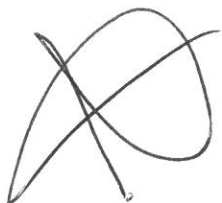
No objection, subject to the panels being installed to the rear of the building as Council believe it important that the building remains aesthetically appealing given it is located within the Lydney Conservation Area

P0754/16/FUL – Mrs J Hughes, Mrs S Crabbe & Mr M Parsons, Roof Tops, 21

Kimberley Close Lydney

Single storey extension to front

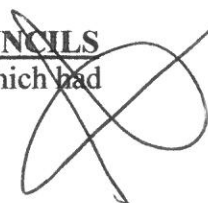
No objection



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/06/13 – 04

14. **TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC**
P0033/16/DISCON – Land Off Highfield Road (Lydney B), Highfield Road, Lydney
Granted Permission – Discharge of conditions (05) Sequencing Plan, (13) Construction Traffic Survey, (14) details of temporary parking/operative accommodation and (26) Written Scheme of Investigation for Archaeological Mitigation relating to planning permission P0361/15/OUT.
- P0259/16/COU – 25 Newerne Street, Lydney
Granted Permission – Retrospective change of use from Youth Drop In Café to Beauty and Fitness Studio with associated activities and facilities.
- 16/0020/FDREG3 – Land Adjacent to Railway Station Car Park, Station Road, Lydney
Granted permission – Creation of an overflow car park for the railway station
- P0508/16/FUL – Barnoak, Driffield Road, Lydney
Granted Permission – Proposed single storey rear extension and associated works
- P0361/16/LD2 – 130A Primrose Hill, Lydney
Granted Permission – Application under section 192 for a single storey rear/side extension
- P0199/16/FUL – Myshir, 16 Kimberley Drive, Lydney
Granted Permission – Single storey extension to front of existing dwelling
- P0081/15/DISCON – Land at Highfield Road, Lydney
Application Withdrawn – Discharge of condition (10) landscaping relating to planning permission P1089/11/FUL
- P0434/16/FUL – 6 Lancaster Drive, Lydney
Granted Permission – Erection of side and rear extensions and removal of existing car port
- P0413/16/FUL – 4 Chantry Close, Lydney
Granted Permission – Erection of a single storey attached garage and conversion of existing integral garage to living accommodation
- P0340/16/FUL – 28 Spring Meadow Road, Lydney
Granted Permission – The creation of a raised hardstanding and associated dropped kerb to allow vehicular access and off road parking
- P0530/16/FUL – Land at Highbury House, Bream Road, Lydney
Granted Permission – Proposed erection of a dwelling and associated works
- P0537/16/LBC – Land at Highbury House, Bream Road, Lydney
Granted Permission – Listed Building Consent for associated works to a curtilage listed wall for the erection of a dwelling
15. **GLOUCESTERSHIRE ASSOCIATION OF PARISH AND TOWN COUNCILS**
Prior to the meeting Members were provided with a copy of the Resolution which had been submitted for debate at the Annual General Meeting (AGM). Noted.



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/06/13 – 05

Members noted that Cllrs Pearman and Preest would attend the AGM, which would take place on Saturday 16 July 2016, on behalf of the Council.

The CEO advised that Forest of Dean District Council had advised that they would not be furthering a Community Infrastructure Levy at this point.

16. PLANNING CORRESPONDENCE

Prior to the meeting Members were provided with a copy of the letter which had been received from Robert Hitchins Limited regarding FLY36 and FLY87. Noted.

17. CCTV

Members were provided with a copy of a quotation which had been obtained from the Council's CCTV contractor for the upgrade of the remaining 6 CCTV cameras and associated electrical fixtures/fittings.

During discussion it was noted that connectivity issues were currently being experienced between the "old" and "new" technology which the Council's contractor anticipated would be resolved as a result of the upgrade. It was noted that should the Council elect to accept the quotation, the contractor had recommended that the purchase of a mobile system (which had been previously approved by Council) should be placed on hold, as enhanced systems would be brought onto the market in the future which would offer improved recording/downloading ability. Attention was also drawn to the fact that reduced maintenance costs would be incurred should the Council agree to upgrade its existing cameras.

After a short discussion it was **proposed by Cllr Christodoulides, seconded by Cllr Legg**, that that the Council would accept the quotation for the upgrade of its remaining 6 CCTV cameras and associated electrical fixtures/fittings, at a cost of £3,783.60 including VAT. Furthermore, that as a result of the upgrade the annual maintenance costs for the system would reduce to £780.00 per annum including VAT. Unanimous.

Action by – the CEO

18. COUNCILLORS REPORTS

Cllr Christodoulides reported three large potholes close to Leaze Court, Mount Pleasant; expressed concern over traffic pulling out from Albert Street junction in front of other traffic; expressed concern over motorbikes being ridden by young people round Lakeside and on land in the ownership of MMC; highlighted that banners promoting a taxi business had been erected on fencing close to the Oakdale roundabout.

Cllr Preest advised that he was in possession of a report on the work which had been undertaken in the Parish through the Lengthsman scheme; encouraged his fellow Councillors to continue to report issues to him in order that they may be assessed for their suitability under the scheme. Furthermore, Cllr Preest advised Members that he had managed to secure £3,500 from Gloucestershire County Council for the installation of a bus shelter in Bream Road. Noting that the Amenities Committee had previously resolved to defer the provision of a bus shelter until such time as the improvements to the Bream Road Junction had been conducted, Cllr Preest advised that such improvements had now been deferred until 2018-2019. Accordingly, Cllr Preest advised that requests would need to be received from five Councillors if Members wished the matter to be an agenda item for the next meeting.

LYDNEY TOWN COUNCIL


PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/06/13 – 06

19. MEETING DATES

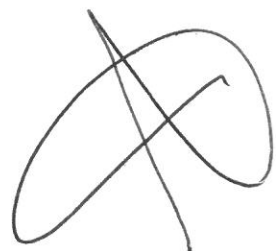
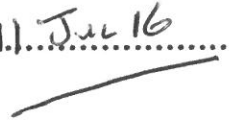
It was noted that the next Planning & Highways Committee meeting would take place on Monday 11 July 2016 at 6.00 pm.

The meeting closed at 6.46 pm.

Chairman



Date11 Jul 16.....



Notes from Delegated Powers meeting on 11 May 2016

Present: Cllrs D Street, B Pearman – Lydney Town Council
Mr E Argent and Mr S Mason, Robert Hitchins Limited – Item 1 only

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

Time of Meeting: 11.00 am

Matters discussed:

1. **Proposed Diversion of FLY36 and FLY87**

Cllr Pearman welcomed Mr Argent and Mr Mason to the meeting and gave an overview of the positions held by himself and Cllr Street on behalf of the Council.

Mr Argent explained that Robert Hitchins Limited (RHL) had previously obtained planning consent for the spine road which ran through the site and that parcels of land would be sold to developers; RHL were in discussions with a developer regarding parcels of land at the top of the site and that RHL were required to obtain consent for the diversion of the footpath before development could commence.

Mr Argent and Mr Mason were informed of the Lydney Revolutions document, a copy of which had been provided to Forest of Dean District Council previously, which aimed to create a linked up cycle and footwork network through the Town. Cllrs Pearman and Street highlighted the issues which had been experienced with a developer on a separate housing development regarding footpath and flooding issues. Cllr Street suggested that the proposed diversion should follow the route of the watercourse, however, Mr Argent advised that the layout of the parcel of land by the watercourse had yet to be approved, as the land was developed on a piecemeal basis.

A desire to work together to achieve a mutually acceptable solution was expressed by all and it was noted that RHL would initially install the crossing point/traffic lights on Highfield Road and install the infrastructure to the point of the first balancing pond; the installation of the remaining infrastructure would then depending on the sale of land parcels. Efforts had been made to ensure that 3m wide cycle/pedestrian path had been kept separate to that of the roadway. Upon reviewing the site plan provided by RHL all present felt it advantageous to re-route the top section of the proposed diversion over the new pathway/crossing point, as it was likely that members of the public would naturally use this route and would be able to cross Highfield Hill at a safe point.

Concern was expressed regarding the discharge of water from the site into neighbouring watercourses, however, Members were informed by Mr Argent that it was anticipated that once the site had been developed the rate of discharge into watercourses should be less than what was currently discharged. It was felt favourable for discussions to take place between RHL and the Town Council in the future regarding drainage as it was a significant concern for residents. Mr Argent gave a commitment to attend a future Lydney Flood Defence Stakeholder meeting.

Following a request by Members, Mr Argent agreed to provide the Town Council with a

further site plan which had been revised as per their discussions; the site plan would also show the routes of existing watercourses and would cover the area from Highfield Road to Crump Farm. It was noted that upon receipt of the revised site plan a further meeting would be held to determine if the Council wished to withdraw its objection.

Mr Argent and Mr Mason excused themselves from the meeting at this point.

2. **Planning Applications**

- 2.1 P0508/16/FUL – Mr D Tinsley, Barnoak, Driffield Road, Lydney
Proposed single storey rear extension and associated works
No objection
- 2.2 P0499/16/FUL – Lydney Pallets & Cases Ltd, Unit 27 Lydney Industrial Estate, Harbour Road, Lydney
Erection of a portal framed storage building
No objection
- 2.3 P0539/16/FUL – Mr C Wilson, 27 Grove Road, Lydney
Variation of condition (02) approved plans of planning permission P0853/15/FUL to allow for revised south elevations, inclusion of a dormer window and revised window arrangement to north elevation
No objection
- 2.4 i) P0530/16/FUL - Messrs M Rapson & M Kilpatrick, Land at Highbury House, Bream Road, Lydney
Proposed erection of a dwelling and associated works
Considered in connection with P0537/16/LBC – No objection subject to consultation with Highways regarding vehicle access.
ii) P0537/16/LBC – Listed Building Consent for associated works to a curtilage listed wall for the erection of a dwelling
Considered in connection with P0530/16/FUL – No objection subject to consultation with Highways regarding vehicle access.

3. **Planning Decisions/Comments**

- 3.1 P0192/16/FUL – 7 Orchard Road, Lydney
Granted Permission – Retrospective variation of condition (02) of planning permission P1691/14/FUL to allow a minor-material change consisting of the alteration to the fenestration.
- 3.2 P0178/16/FUL – 26 Victoria Road, Lydney
Granted Permission – Ground floor extension and porch to rear of dwelling.
- 3.3 P0015/16/COU – Equestrian Arena and Stabling, Redhill, Lydney
Application Withdrawn – Change of use of equestrian arena and stables from private use to livery yard for business use
- 3.4 P0213/16/FUL – 56 Primrose Hill, Lydney
Granted Permission – Erection of a detached car port with garden store and ancillary accommodation above.

Meeting closed 11.58 am.

Notes from Delegated Powers meeting on 16 May 2016

Present: Cllrs D Street, B Pearman – Lydney Town Council

Mr E Argent, Robert Hitchins Limited

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

Time of Meeting: 12 noon

Matters discussed:

1. **Proposed Diversion of FLY36 and FLY87**

Mr Argent provided Members with a copy of the plan for the site (LYDB.SFL.01) which illustrated the revised footpath diversion and the route of the watercourse. It was noted that whilst the proposed diversion would focus on points A-B, the plan clearly demonstrated Robert Hitchins Limited (RHL) commitment to continue the route of the shared footpath/cycle path to Crump Farm. Furthermore, that the lower section of the path had been routed through open linear space, however, Cllr Street felt that it may be beneficial to gain access to the section of FLY36 (which would be the subject of a future diversion) from one of the spurs shown on the spine road.

During discussion RHL informed all present that the proposed footpath would be illuminated by means of streetlights, which would be installed and illuminated as work on the spine road was undertaken. Members noted that ultimately the footpath/road would be adopted by Gloucestershire County Council, who would also be responsible for the maintenance of the culverts which existed on site. Furthermore, that RHL were willing to discuss what work could be undertaken on the watercourse which flowed through the site; the offer would be discussed at the next Lydney Flood Defence Stakeholder meeting.

After expressing their acceptance of the revised plan, Members were informed by Mr Argent that it would be necessary for the original diversion proposals to be withdrawn, with the new proposals then submitted to Forest of Dean District Council in order that they may be advertised for 28 days. Mr Argent also welcomed suggestions from the Town Council regarding road names for the development which possessed an historic or personal link to the Town. It was agreed that the matter would be an agenda item for the next Planning and Highway Committee.

Action by – the CEO

Mr Argent agreed to provide the Town Council with an electronic version of the revised plan, in order that it may be incorporated into the Town Council's correspondence to Forest of Dean District Council. It was agreed that the Council would withdraw its objection on the basis that RHL re-submitted its application based on the revised plan.

Meeting closed 12.35 pm.