

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/09/12 – 11

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 12 September 2016 at 5.59 pm.

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

One member 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 Berryman 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 11 July 2016 was **proposed by Cllr Pugh, seconded by Cllr Christodoulides.** Vote carried.

The notes from the Delegated Powers meetings on 19 July 2016 and 22 August 2016 (Appendix I & II) were duly noted.

4. **OPEN FORUM**

No requests to speak were received.

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

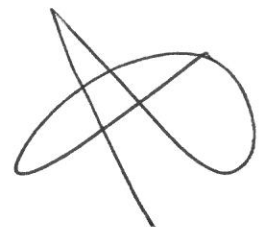
5. **SIGNAGE**

Relocation of Vehicle Activated Sign (VAS)

Cllr Preest advised that discussion was still taking place on the relocation of the VAS from Highfield Road to Bream Road. Cllr Preest informed Members that discussions were also taking place regarding a “Walk to School Scheme” which he felt may be funded by Gloucestershire County Council.

6. **JUNCTION ISSUES**

Nothing to report.



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7. **TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS**
- Temporary Road Closure – Brockhollands Road (Park Hill to Lydney Road) Bream – between 12 September 2016 8.00 am to 4.00 pm (excluding Saturday and Sunday).
 - Temporary Road Closure – 13 November 2016 – Hams Road, Newerne Street, Hill Street, Bream Road, High Street, Church Road, Bathurst Park Road) – various times in respect of Remembrance Parade.

8. **POTENTIAL BUS SHELTER FOR BREAM ROAD**

Cllr Preest advised that Gloucestershire County Council had agreed to fund the installation of a bus shelter in Bream Road for £3,200 plus VAT and it was anticipated that the shelter would be installed by the end of October.

It was noted that Town Council would consider if it wished to take on the future maintenance of the shelter once the 6 month ruling has expired (October 2016).

9. **HIGHWAY CORRESPONDENCE**

Cllr Preest advised that the majority of his County Councillor £30k highway scheme allocation would be expended on the Templeway area, however, a small amount of funding remained which could be used for other schemes. It was anticipated that in the 2017/2018 financial year surface improvements would be conducted to Bream Road.

Responding to a concern which had been voiced over inconsiderate parking in Tutnalls Street, Cllr Preest agreed to inspect the area to ascertain what steps could be taken to enforce the yellow hatched area.

Action by – Cllr Preest

PLANNING ISSUES

10. **TREE PRESERVATION ORDER**

Nothing to report.

11. **PLANNING APPLICATIONS**

P0924/16/APP – Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney

REVISED PLANS – Approval of Reserved Matters for outline planning permission P0361/15/OUT for the erection of 125 dwellings and ancillary works. (Reserved Matters application Phase 1)

Council are deeply concerned that despite its two previous requests to view any report relating to flood matters before the close of consultation, said report has not been received by the Case Officer and has therefore not been made available to this Authority. Lydney Town Council feel that in its position of Statutory Consultee it cannot consider the application without being provided with all of the relevant information. Accordingly, Lydney Town Council feel that it has no option but to reiterate it's previous comment this being "No objection, subject to Lydney Town Council being satisfactorily reassured regarding flood prevention/consultation has taken place with the Local Lead Flood Authority (Gloucestershire County Council) before the close of consultation and that we require sight of any/all reports which have been produced by FODDC Flood Officers in respect to this application".



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

P0056/16/DISCON – 1A Hylton Court, Newerne Street, Lydney

Granted Permission - Discharge of conditions (06) details of ventilation and filtration equipment and (07) refuse storage of planning permission P0037/16/FUL.

P0921/16/ADV – 1A Hylton Court, Newerne Street, Lydney

Granted Permission – Advertisement consent to display 3 fascia signs, 1 projecting sign and 2 logo signs for the business occupying the premises.

P0963/16/ADV – 63 Newerne Street, Lydney

Granted Permission – Erection of one externally illuminated fascia sign, one externally illuminated projecting sign and two non-illuminated internal window graphic posters.

13. **PLANNING CORRESPONDENCE**

- Gloucestershire Association of Parish and Town Councils – response to survey on Local Council Engagement with Planning Authorities. During discussion Members felt that the Town Council had been let down by Forest of Dean District Council's inability to demonstrate a 5 year land supply which would result in an automatic predetermination in favour of sustainable development throughout the District. It was noted that Forest of Dean District Council's Allocations Plan had been reviewed by the Planning Inspector; that Forest of Dean District had formed a Working Group to formulate a number of modifications in respect of the Inspector's recommendations which would be considered by Cabinet and Full Council. Members also noted that enquiries had been made with the Local Planning Authority to confirm the validity of the Lydney Conservation Area. Discussion took place on the intention of the 2011 Localism Act which had been designed to empower local communities, however, it was felt that the ethos of the Act had not been embraced by the Principal Authority, who had yet to formulate a CIL Strategy. Councillors highlighted that during the inquiry on the Allocations Plan the Principal Authority had not been able to satisfy the Inspector regarding the objectively assessed needs figures shown in the Allocations Plan were correct and it was suggested that the Forest of Dean should be included in the Joint Core Strategy which covered Gloucester, Tewkesbury and Cheltenham.
- Forest of Dean District Council – E-mail advising of changes in staffing structure within the Development Management Team and providing a copy of the revised structure.

13. **COUNCILLORS REPORTS**

Cllr Christodoulides reported that issues were being experienced with inconsiderate parking on the junction of Orchard Road and Tutnalls Street. Cllr Preest agreed to monitor the situation.

Action by – Cllr Preest

14. **MEETING DATES**

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

The meeting closed at 6.40 pm.

Chairman

Date 10/10/16

Notes from Delegated Powers meeting on 19 July 2016

Present: Cllrs R Christodoulides, B Pearman – Lydney Town Council

In Attendance: Mrs J Smailes, CEO (Item 3 only)
Miss C Wheeler, EO

Time of Meeting: 2.34 pm

Matters discussed:

1. **Planning applications for Comment**

P0924/16/APP – Redrow Homes South Wales Ltd, Land Between Lydney Bypass and Highfield Road, Highfield Road, Lydney

Approval of reserved matters for outline planning permission P0361/15/OUT for the erection of 125 dwellings and ancillary works. (Reserved matters application phase 1)

No objection, subject to Lydney Town Council being satisfactorily reassured regarding flood prevention/consultation has taken place with the Local Lead Flood Authority (Gloucestershire County Council) before the close of consultation and that we would like to see any report which has been produced by FODDC Flood Officers in respect to this application.

P0963/16/ADV – Greggs Plc, 63 Newerne Street, Lydney

Erection of one externally illuminated fascia sign, one externally illuminated projecting sign and two non-illuminated internal window graphic posters

No objection

2. **Planning Decisions/Comments**

P0754/16/FUL – Roof Tops, 21 Kimberley Close, Lydney

Granted Permission – Single storey extension to front.

3. **Statement of Common Ground**

P1284/13/OUT – Allaston Developments Ltd, Land at Driffield Road, Allaston Road and Court Road, Lydney

Cllr Pearman advised that all Members (whether they were a member of said Committee or not) had been provided with a copy of the document prior to the meeting, together with an opportunity to attend today's meeting, however, only two Members had attended. He recalled that the Council had agreed to adopt a pragmatic approach and work with the Developer. Accordingly it was agreed that the CEO would be instructed to sign the Statement of Common Ground which had been presented to Council.

Meeting closed 3.00 pm.

Notes from Delegated Powers meeting on 22 August 2016

Present: Cllrs R Christodoulides, B Pearman – Lydney Town Council

In Attendance: Miss C Wheeler, EO

Time of Meeting: 2.33 pm

Matters discussed:

1. **Planning applications for Comment**

P0060/16/DISCON – Two Rivers Housing, 7 Orchard Road, Lydney

Confirmation of compliance with conditions (01) time limit, (02) approved plans, (3) obscure glazing, (04) no further windows, (05) drainage, (06) parking and access, (07) landscaping, (08) bat boxes and (09) carbon dioxide emissions of planning permission P1691/14/FUL

No objection

P1055/16/FUL – Mr & Mrs G Hunt, Springkell, Highfield Road, Lydney

Erection of a rear single and two storey extension together with internal alterations and port to front elevation.

No objection

P0924/16/APP – Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney

Additional Information – Approval of Reserved Matters for outline planning permission P0361/15/OUT for the erection of 125 dwellings and ancillary works. (Reserved Matters application Phase 1)

Council wish to reiterate it's previous comment thus "No objection, subject to Lydney Town Council being satisfactorily reassured regarding flood prevention/consultation has taken place with the Local Lead Flood Authority (Gloucestershire County Council) before the close of consultation and that we would like to see any report which has been produced by FODDC Flood Officers in respect to this application".

P0062/16/DISCON – MMC Land and Regeneration Ltd, JD Norman – Lydney Plant, Tutnalls, Lydney

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

Noted

P1108/16/TCA – TunkArb Tree Surgery Ltd, Bathurst Park, 1 Church Gardens, Lydney

Felling of a conifer tree in Bathurst Park

Noted

P1881/15/FUL – MMC Land and Regeneration, Land East of Par Four Lane, Lydney

Revised Plans - Erection of 347 residential units, access and highways, open space, landscaping and associated infrastructure comprising phase 2 "Higher Lydney Park"

Council wish to reiterate it's previous comment thus "Objection. Council wishes to reiterate its previous concerns regarding drainage on the site and the effect that the proposed scheme will have on the neighbouring watercourses/existing properties in Lakeside Avenue. Council is also aware that problems are already being experienced with flooding on phase 1 of the development and requires an assurance from the Local Lead Flood Authority that the revised plans submitted in respect of the Surface Water

Strategy Plan are acceptable, sustainable and maintainable (long term maintenance programme in place). Accordingly, Lydney Town Council would request a meeting with the Applicant and representatives from the Local Lead Flood Authority and Severn Trent to discuss the proposals before giving its approval". Currently whilst we note the Officer has been invited to comment on 7 July and 16 August 2016, no response/comment is shown on FODDC's Planning Portal.

Furthermore, Council wishes to receive an assurance that no water will be discharged into the culvert opposite Plot 1 on Phase 2 of the development. The Council also holds concerns regarding the internal highways and their connectivity on the development and wishes to reserve comment until it has viewed the report submitted by the Local Highway Authority (currently not available on FODDC's Planning Portal).

P1113/16/FUL – Mr R Barden, 29 Templeway, Lydney
Extension to garage and conversion of garage to provide additional living space.
Replacement roof to a flat roof over garage and conservatory
No objection

2. **Proposed Footpath Diversion**

FLY 36 – Highfield Road, Lydney
To consider the proposed diversion as indicated by Redrow Homes Limited
No objection

3. **Planning Decisions/Comments**

P0756/16/FUL – Brambles, 9 Bracken Drive, Lydney
Granted Permission – Erection of a car port

P0718/16/FUL – 1A Hylton Court, Newerne Street, Lydney
Granted Permission – 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.

P0499/16/FUL – Unit 27, Lydney Industrial Estate, Harbour Road, Lydney
Application has been withdrawn and no further action will be taken on it

P0825/16/FUL – 24 Church Road, Lydney
Granted Permission – Variation of conditions (02) approved plans and (03) materials of planning permission P0742/15/FUL to amend external wall finish of the extension permitted from brick to render

P0774/16/FUL – 4 Chantry Close, Lydney
Granted Permission – Retrospective application for erection of a summer house

P0876/16/FUL – 3 & 3A Swan Road, Lydney
Granted Permission – Erection of a two storey rear extension

P0822/16/FUL – 73 Primrose Hill, Lydney
Granted Permission – Erection of a single storey rear/side extension (demolition of existing)

Meeting closed 3.02 pm.