

# LYDNEY TOWN COUNCIL

## PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/11/14 – 18

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 14 November 2016 at 6.00 pm.

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

Cllr H Ives

One member of the public

Mrs J Smailes – Chief Executive Officer (CEO)

Miss C Wheeler – Executive Officer (EO)

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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 Legg and Street.

2. **DECLARATIONS OF INTEREST**

Cllr Preest – Item 5 - Signage

3. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 10 October 2016, together with the minutes from the Delegated Powers meeting held on 3 November 2016 (Appendix I), was **proposed by Cllr Christodoulides, seconded by Cllr Pearman.** Vote carried.

Thanks were expressed to Cllr Pearman for attending the Forest of Dean District Council Planning Committee meeting on behalf of the Committee (item 11).

4. **OPEN FORUM**

Mr W Owen, 3 Augustus Way, Lydney – Sought clarification over the wording shown on the agenda for the Open Forum as he believed that slightly different wording had been shown on the agenda displayed on the website. The CEO referred Mr Owen to Standing Orders in respect of the Open Forum rules.

### **HIGHWAY, FOOTPATH AND TRANSPORT ISSUES**

5. **SIGNAGE**

Having declared an interest in this matter, Cllr Preest did not take part in the discussion. Cllr Pearman chaired the meeting from this point.

Prior to the meeting Members had been provided with a copy of the information which had been obtained from Mr B Watkins, Gloucestershire County Council, regarding the purchase of a new Vehicle Activated Sign (VAS) and its suggested location between the start of the 30 mph limit and the school safety zone. Members noted the cost a new VAS with Solar Panel would amount to £3,906 including VAT and were informed that Cllr Preest had agreed to provide a 50% contribution from his County Council Highways fund on the condition that Lydney Town Council agreed to cover the remaining share.

# LYDNEY TOWN COUNCIL

## PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/11/14 – 19

Responding to a question raised by Cllr Christodoulides, the CEO advised that it would be necessary to vire funding held against the Election Cost's budget heading to cover the purchase. It was **proposed by Cllr Berryman, seconded by Cllr Pearman**, that the Council would agree to cover 50% of the cost of purchasing a VAS with Solar Panel (£1,627.500 plus VAT). Unanimous.

**Action by – the CEO**

Cllr Pearman relinquished the role of Chairman; Cllr Preest resumed the role of Chairman.

### 6. JUNCTION ISSUES

Cllr Christodoulides expressed concern that problems were still being experienced with vehicles exiting the Albert Street junction. It was noted that Highways had placed a solid white line at the junction and that "stop" signage was present. Members noted that the enforcement of the Highway Code was outside of the Council's Powers and Duties, however, it was felt that the matter should be drawn to the attention of Mr Watkins, Gloucestershire County Council once again.

**Action by – the CEO**

### 7. TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS

Nothing to report.

### 8. POTENTIAL BUS SHELTER - BREAM ROAD

Cllr Preest anticipated that the new bus shelter in Bream Road would be installed in February 2017.

### 9. HIGHWAY CORRESPONDENCE

- Gloucestershire County Council/Amey – Gully Emptying Programme 2016. Cllr Preest advised that the schedule for Gully emptying had slipped due to operational reasons cited by Amey. After a general discussion regarding the nature of the relationship between a client and their contractor it was **proposed by Cllr Pearman, seconded by Cllr Greenwood**, that the Council would have a firm stance and express to Gloucestershire County Council its concern over the delay and request that in the future priority is given to clearing gully's in areas which have experienced flooding/are known to be susceptible to flooding. Unanimous.

**Action by – Cllr Preest**

- Gloucestershire County Council – List of works completed under Lengthsman Scheme in October 2016. Having been invited to address the Committee by Cllr Preest, Cllr Ives advised that the Lengthsman Scheme appeared to have greater success in rural areas rather than urban areas and that numerous positive comments had been received from the public regarding the work undertaken. Whilst the scheme was not scheduled to be operational in Lydney again this financial year, Cllr Preest requested that Members inform him of any issues which required addressing in order that he may evaluate the need to utilise his County Councillor Highways fund to facilitate the scheme's return to the Parish before the end of the financial year. Cllr Preest requested that the matter be an agenda item for the December meeting

**Action by – the CEO**



# LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/11/14 – 20

## PLANNING ISSUES

10. **TREE PRESERVATION ORDER**

P1560/16/TPO – TrunkArb Tree Surgery Ltd, Beech House, Windrush Gardens, Lydney  
Prune Sycamore tree T1 of TPO70 back to previous pruning points.

**Noted**

11. **FOREST OF DEAN DISTRICT COUNCIL PLANNING COMMITTEE**

Planning Application P1881/15/FUL – Members noted that Cllr Pearman presented the Council's submission to the Committee concerning the application (Appendix I).

12. **PLANNING APPLICATIONS**

P0075/16/DISCON – Redrow Homes South Wales, Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney

Discharge of conditions (25) – Fire Hydrants and (27) – Construction Environment Management Plan of planning permission P0361/15/OUT

**No objection**

P1439/16/FUL – Mr & Mrs A Cook, 16 Summerleaze, Lydney, Glos  
Erection of a clad steel box container for use as a garden store

**No objection**

P0080/16/DISCON – Mr T Allen, The Bungalows, Queen Street, Lydney  
Discharge of conditions (03) (external materials) and (04) (drainage scheme) relating to planning permission P01567/15/FUL for the erection of a six bedroomed house with integral garage and associated new access route

**No objection**

Cllr Pugh arrived at this point.

P1569/16/FUL – Mr M Rapson, Land at Highbury House, Bream Road, Lydney  
Variation of condition (02) approved plans to alter the location of access of planning permission P0530/16/FUL

**No objection subject to consultation with Highways regarding vehicle access**

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

P1113/16/FUL – 29 Templeway, Lydney, Glos

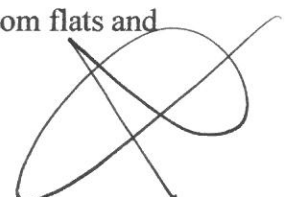
**Granted Permission** – Extension to garage and conversion of garage to provide additional living space. Replacement roof to a flat roof over garage and conservatory.

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

**Granted Permission** – 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)

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

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



# LYDNEY TOWN COUNCIL

## PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/11/14 – 21

P1177/16/COU – Unit 1, 45 Newerne Street, Lydney

**Granted Permission** – Change of use from B1 (business) to a nail and beauty salon (Sui Generis)

P1211/16/FUL – Severn View, Queen Street, Lydney

**Granted Permission** – Construction of a single storey upper ground floor extension with an external terrace and minor internal and external alterations. Conversion of one of two integral garages into new hallway and storage room.

### 13. PLANNING CORRESPONDENCE

- Forest of Dean District Council – Consideration of suggested street names for development on land off Highfield Hill. Discussion took place on the names previously suggested by Council and consideration was given towards the inclusion of two names for people who had given in excess of 30 years' service to Local Government, together with an influential family who had lived in Rodley Manor in the 1800s. It was **proposed by Cllr Pearman, seconded by Cllr Pugh**, that Delegated Powers would be bestowed on the CEO to obtain clarification from Robert Hitchins Limited regarding the suggested names on the Council's current list, with the name from the family who lived in Rodley Manor being incorporated.  
Unanimous.

**Action by – the CEO**

- Newland Parish Council – Members were provided with a copy of the correspondence which had been received regarding Gloucestershire County Council's 2016 Draft Minerals Local Plan.
- Gloucestershire Association of Parish and Town Council's – Members were provided with a copy of the correspondence which had been received regarding S106 Agreements.
- Forest of Dean District Council (FODDC) – Allocations Plan Examination. Members noted that a further correspondence would be conducted on the revised housing requirement as part of FODDC's response to the Inspector's Interim Findings. **Members noted that it was anticipated that the consultation would be an agenda item for the December meeting.**
- Forest of Dean District Council – Providing a copy of the decisions taken at the Planning Committee meeting held on 8 November 2016.

### 15. COUNCILLORS REPORTS

No matters to report.

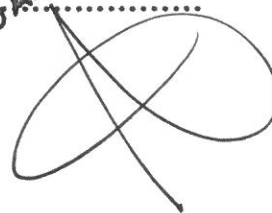
### 16. MEETING DATES

It was noted that the next Planning & Highways Committee meeting would take place on Monday 12 December at 6.00 pm.

The meeting closed at 6.41 pm.

Chairman .....

Date .....

9-8-17  


**Notes from Delegated Powers meeting on 3 November 2016**

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

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

**Time of Meeting:** 2.31 pm

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Matters discussed:

1. **Planning applications for Comment**

P1881/15/FUL – MMC Land and Regeneration, Land East of Par Four Lane, Lydney  
Prior to the meeting all Members were informed that the application was due to be considered by Forest of Dean District Council's (FODDC's) Planning Committee at their meeting on 8 November 2016 and that Council had previously resolved that it wished to send a representative to speak on any "Lydney" applications which were to be considered by FODDC's Planning Committee.

During discussion it was noted that the issue of potential flooding due to the proposed development had been discussed at a recent Lydney Flood Defence Stakeholder Meeting, which had been attended by a representative of the applicant. It was also noted that the applicant had now submitted a revised drainage scheme which satisfied the requirements of the Local Lead Flood Authority Officer (Gloucestershire County Council). Furthermore, Cllr Pearman stated that he had attended a recent FODDC Planning Committee Site Meeting and proceeded to provide all present with an overview of said meeting.

In view of the above it was unanimously agreed that Cllr Pearman would present the following submission on behalf of Lydney Town Council at FODDC's Planning Committee meeting:

*Lydney Town Council's original concerns centred around the issues of SUDS and Transport/Highways infrastructure.*

*I can now say that LCT's concerns re drainage are addressed by the revised plan. No water will be discharged into Lakeside Avenue, and all parties should be complimented on reaching this situation, facilitated in no small part through the Lydney Flood Defence Stakeholder meetings.*

*We have now viewed the report submitted by the Local Highway Authority and commend the Authority on the contents of the report. All aspects of Lydney Town Council's concerns have been addressed in the report.*

*It is absolutely crucial that all of the provisions and recommendations are met in a timely fashion, addressing the internal connectivity as well as that to the Town, schools, rail station and the interface with the Hitchins site the North West as it is built out. This includes highways, public transport and cycle/pedestrian routes. No dilution of contributions to these items of infrastructure should be considered – Phase 1 still has no bus service some 5 years since the first occupation. Lesson learned hopefully.*

*The fact that there is no Affordable Housing Allocation should not be seen as an issue as Phase 1 included 60% allocation (120 units). Viewed as a site producing 547 units in two phases the combined affordable allocation is some 22%, more than acceptable in the current climate. We should be looking to create balanced, economically vibrant communities.*

*The proposal also meets the requirements of policies within the Lydney NDP in both Water Management and the various aspect of transport and highways infrastructure (LYD ENV 1, LYD ENV 2, LYD GEN 1 and LYD TRAN 1)*

*LTC therefore supports this application in its current form.*

Meeting closed 2.47 pm.