

# LYDNEY TOWN COUNCIL

**PRESENT:** Cllrs W Osborne (Chairman), C Harris, V Hobman, A Preest  
Mr D Street – Member of the public co-opted onto the Committee

Mrs J Smailes – Chief Executive Officer (CEO) Lydney Town Council  
Miss K Hammond – Lydney Town Council Admin Assistant  
Mr B Read – Hunterpage Planning  
Mr C Roberts – Hunterpage Planning  
Fourteen members of the public in attendance

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## **Prior to the start of the Planning and Highway Committee Meeting a presentation was provided by Mr Ben Read of Hunterpage**

### **OVERVIEW (NOTES RE. PRESENTATION CONTENT)**

Mr Read started the presentation by announcing the intention of the meeting was to consult and gain the views of the Council re. the proposed Allaston Development. He advised that previous to this meeting, a two day public consultation had been held last month at Lydney Town Hall. The planning proposal was for 250 dwellings (to include 20 self-build plots) up to 35 retirement dwellings, up to 40% of the total housing being identified as 'affordable', there would also be a range of dwelling sizes. Hunterpage's intention being to submit a planning application within six weeks.

Hunterpage advised they would listen to people's views via an interactive process i.e handouts, consultation and website.

- The initial item of feedback Hunterpage had received was raised concern from the public that in creating the development it would mean that the people living there were not original inhabitants of Lydney therefore would not contribute to the town. In response Mr Read advised that they would tackle this by the 'provision of local occupancy' in the first instance.
- The second item of feedback was concern over what 'type' of properties would be on the development site. Mr Read advised that they are looking at the possibility of 'self-build' plots.
- The third concern was over drainage run off. Mr Read confirmed that Hunterpage were undertaking further investigations regarding these concerns in order to reduce surface water drain off via SUDS (Sustainable Urban Drainage Systems).

At this point Councillors were requested to make comment/discuss the proposal.

Cllr Osborne began by raising the question as to how Hunterpage planned to create an entrance and exit to the development as Windsor drive, which had been mooted, was totally unacceptable. FODDC Planning Authority/The Planning Inspectorate have already refused this. In response Mr Read advised that although the appeal has been dismissed it is to be returned and they will have to go through a further process.

Cllr Osborne advised that the narrow land between the hedgerow and Windsor drive is privately owned. In response Mr Read confirmed they are seeking a legal view on said point.

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Cllr Preest questioned the need for housing in this locality to which Mr Read responded that they have assessed and identified that there is a need for more houses in the Forest of Dean and Lydney as a Town has been identified as an area that can take additional housing as identified by FODDC in the AAP document.

Cllr Preest referenced a current development; the 'Oakdale' site and advised that this development is already not meeting its requirements therefore he questioned where the need was for more houses if the current ones are not being filled. In response Mr Read advised that they have looked at the Forest of Dean as a whole and have identified that there is a need for housing as defined in the Core Strategy/AAP. Cllr Preest voiced his concern over Hunterpage's strategy and felt that Lydney Town Council should put pressure onto the LPA over the Core Strategy which he felt was still based upon out of date information.

Cllr Hobman voiced concern that the area suggested is not in the building plan (settlement boundary) and is located on prime agricultural land and felt there is no need for a further residential development. In response to the concern Mr Read re-iterated that research suggests there is a need for housing in the Forest of Dean to which Cllr Preest requested documents to substantiate the figures quoted.

Cllr Harris highlighted problems on the 'Oakdale' development advising that the children that already live there cannot access education in the local area as there are no places to accommodate them. Severnbanks School have a waiting list of 67 pupils and Primrose Hill School is full to capacity, therefore if the new development went ahead there would be nowhere for the children to go to school in the local/immediate area. The main concern/priority therefore is that the developer should ensure sufficient infrastructure is in place prior to proceeding ie Schools, Doctor surgeries; these should take priority over house allocation. In response Mr Read advised that Hunterpage are required to meet their own infrastructural needs/assessments and are in contact with the Health Care Trust, County Council and Libraries and they will work out with them what they are required to deliver as and when the development comes forward as part of S106 contributions.

The CEO reminded Mr Read that under the 'localism act' The Town Council would like to enter into negotiation and as such request a 'Head of Terms' document listing those contributions Lydney Town/the Community will gain out of the proposed development.

**Action:- Hunterpage to forward to CEO**

Mr Street voiced concern that the access proposed is totally unsustainable due to the narrow approach and also is a bad location for elderly residential homes generally.

At this point members of the public were invited to ask questions of Hunterpage.

## PUBLIC QUESTIONS

- Mr Lewis, Amberley, Highfield Lane, Lydney (adjacent to proposed development)  
Mr Lewis raised concern r.e The infrastructure. The facilities are not there. His personal views are that firstly he is astounded that Hunterpage wish to further a proposal on a greenfield site, secondly the road system is inadequate. Access is difficult as it is via Highfield Lane which is a single track road. Thirdly there is flooding to consider in this area. He believes that the scheme proposed is ill considered and not properly thought out.



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- Mr Waddington – Windsor Drive, Lydney (shares same driveway as Mr Bennett)

Mr Bennett (current landowner) had suggested to Mr Waddington that 350 houses were going to be built on said land.

Mr Waddington highlighted his concerns over the drainage (SUDS), gardens are always damp and a new row of houses will make them worse.

- (A) **Mr Read** advised that they were conducting a survey in this area this week to look at the drains and they will investigate fully before proceeding.

The CEO sought additional information with regard to SUDS; can Hunterpage contain on site? In response Mr Read advised yes can contain this. The CEO advised that Lydney Town Council Planning Committee requires sustainability reports to include Biodiversity/Habitat Studies and SUD reports etc, to accompany their application.

Mr Street asked the question as to why Hunterpage are telling people not to worry about large machinery on site. Mr Waddington requested the name of the ecologist that is carrying out the Ecological Survey to which Mr Read replied they were called Ecology Solutions (employed by Hunterpage).

- Mr Edmond – Billing Farm, Driffield Road, Lydney

Mr Edmond expressed his views on the development suggesting that 200-400 houses to be built on agricultural land is purely for monetary gain. Where are the jobs for people in the area.

Cllr Osborne commented that with extra houses where are the people going to get their food from and that prime agricultural land should not be used. So much of agricultural land has been tarmacked and concreted over this agricultural land will never be able to supply crops ever again. Cllr Osborne suggested that there are ample Brown Field sites, why take agricultural land?

- (A) **Mr Read** advised, people need housing, they need employment opportunity also. After investigations and working with a private company this is the site that is available to them to develop.

Cllr Osborne advised that if he had been approached a year ago and asked to think of the whole of Lydney and suggest one place that is unsuitable for building on, it would be the area that has been proposed as there is no suitable access.

- (A) **Mr Read** advised they are aware of the concerns over access points however highway consultants are addressing and will deliver alternatives where possible.

Mr Street advised he had been to the previous presentation where he had spoken to Mr Read about the need for housing in the area and asked the question whether they have looked at the current economic market as selling houses in the area is very difficult already.

Mr Read agreed that there is suppressed housing demand at present however working from the assessment this area was still favourable.

Cllr Preest advised that concerns over roads should be directed through him and he would contact County Highways to get advice.

Mr Edmond expressed his views over the planning permission on the site and if granted believed that it would be purely for financial gain.



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Cllr Osborne advised that in 2006 there were 47 houses built on Highfield Hill as there was 'urgent demand' then however they have since struggled to sell the units.

- Mr Owen – 3 Augustus Way, Lydney

Mr Owen put forward his views and advised that in his opinion there are two factors. Factor one being Human factor – where to live, how to live. Factor two being that Mr Read had been employed by the developer and felt that he was paid and could therefore ignore what local people have to say.

- (A) **Mr Read** suggested that he understood local people's objections to the development, but following the consultations an estimated percentage of 35-40% of people thought the development was a good idea.

Cllr Osborne requested Cllr Preest look into the percentage figures quoted as he had not come across one member of the public who supports the development.

- (A) **Mr Read** re-iterated that a number of people at the consultations have supported the development.

The CEO advised that residents were concerned over the inclusion of 'social/affordable' housing being built on the development as they fear it will depreciate the value of their properties.

Cllr Harris advised that at the Oakdale development the local people who were given properties were given the same promise however that did not happen. The residents that now occupy the 'affordable' houses have come from Birmingham, Bristol and other areas and vandalism experienced on the development has risen and police have had to deal with it with reduced resources.

Cllr Osborne advised 'retirement dwellings' would not be suitable for this development due to its geographical area.

Cllr Preest asked if there would be a public bus service up to the development.

- (A) **Mr Read** advised they would look into that option further, should approval be granted.

Cllr Osborne drew the presentation to a close.

## **ACTION POINTS: -**

- **Hunterpage to provide CEO with Habitat and Biodiversity Studies/SUD Report**
- **Hunterpage to provide Cllr Preest with documents to substantiate the figures quoted earlier in the meeting.**



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PLANNING AND HIGHWAY COMMITTEE MEETING –2013/07/03-09

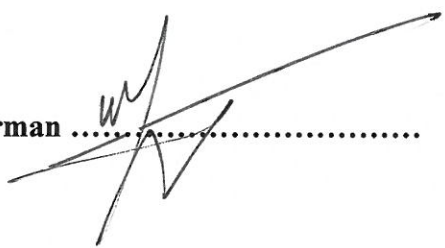
The meeting closed at 3.22 pm declared non-quorate.

THE FOLLOWING TWO PLANNING APPLICATIONS WERE CONSIDERED UNDER DELEGATED POWERS (LGA 1972 S101):

P0774/13/FUL – N Jones, 39 Highfield Road, Lydney  
Alterations and extension to dwelling including a dormer to rear and front elevations  
**No Objection**

P0841/13/FUL – Mr D Rowles, 2 Severn Road, Lydney  
Proposed extensions and alterations to dwelling  
**No Objection**

Chairman .....



Date .....

9<sup>th</sup> Sept 2013

**Draft minutes subject to confirmation**