

**Notes from the Oakdale Stakeholders Meeting held in the Council Chamber, Claremont House,  
High Street, Lydney**

**Date and Time of Meeting:** Wednesday 15th April 2015 at 2pm

**Present:** Fiona Miller (Bromfield) FM  
Darren Isbell (Bromfield) DI  
Mary Skinner (Bromfield) MS  
Terry Shutt (Rooftop) TS  
Cllr Claire Vaughan (Lydney Town Council) CV  
Cllr Brian Pearman (Lydney Town Council/NDP) BP  
Phil Leary (Kier) PL  
David Street (Neighbourhood Development Plan) DS  
Dan Wilce (PCSO Gloucestershire Constabulary) DW  
Mrs J Smailes (CEO, Lydney Town Council) JS  
Damion Collins (FODDC Street Wardens) DC  
Andrew Clark (FODDC Street Wardens) AC

**Apologies:** Barry Holmes (MMC) BH  
Jamie Mattock (GCC Highways) JM

**Note Taker:** Kate Hammond, Admin Assistant, Lydney Town Council

1.	<p><b>WELCOME &amp; INTRODUCTIONS</b> Fiona Miller (FM) chaired the meeting and welcomed everyone. Introductions were made around the table.</p>
2.	<p><b>MMC UPDATE ON ACTIONS FROM LAST MEETING</b> FM gave an overview/update provided by MMC on their actions from the last meeting. The action points were read out as follows:</p> <p style="padding-left: 20px;">1. <u>Management Company Update:</u> MMC have transferred the Estates Management services to Base. Base are an experienced and highly respectable Estates Management Company who operate nationwide. Base have agreed to write to all residents to introduce themselves and set out exactly what services they will be providing. It was advised that the website for Base Estates was <a href="http://www.baseestates.co.uk">www.baseestates.co.uk</a>.</p> <p style="padding-left: 20px;">2. <u>Footpath Link to Severnbanks School (Action: BH to look at pedestrian access routes from Par Four lane to the old Golf Course through to Lakeside to get access to the School and to look at insurance/ownership issues with residents crossing 'private land' and report back/provide hardcore path if permissions gained):</u> Response: MMC have explored the possibility of extending an unofficial link from Phase 1 to Phase 2 to enable residents to access a short cut to the local Primary School. Unfortunately it is not possible to allow any pedestrian access across Phase 2 land until such times that Planning Permission has been secured for the Phase 2 development. The land is privately owned and an unofficial access route could compromise health and safety and create liability issues to both owners and residents. However MMC are currently preparing a revised planning application for Phase 2 and as part of this Planning process MMC will engage fully with all stakeholders to ensure the links into Phase 2 and access beyond the development are fully identified and agreed prior to any submission being made. This will pick up all required pedestrian</p>

*routes/cycling routes and vehicular access.*

CM raised the question as to what would happen to residents that were still currently using the route/private land as there was a concern to health and safety with old electric box cables hanging out and wire coming out of the ground which she had photographic evidence of. FM advised that Bromford would make residents aware of the situation on that land by way of communicating via their online 'residents blog' and also by advising them at the drop in session (ie land is not MMC land and therefore MMC would look to make site secure by blocking off the entrances to said land). BP advised that both himself and DS had met with BH to discuss the inclusion of said area in the NDP Allocations Plan.

**- ACTION: BH TO ESTABLISH LAND OWNERSHIP AND LOOK AT THE POSSIBILITY OF ERECTING SIGNAGE TO ADVISE THAT THE AREA IS PRIVATE LAND**

**3. Dog Waste Bins:**

*Members were advised that an update on Dog Waste Bins would be provided by FODDC Street Wardens under item 8 - 'Forest of Dean District Council Update'*

**4. Trees in Public Open Spaces (Action: BH to check trees in public 'open spaces' and make sure they have tree surveys carried out /TPO's logged and share data):**

*Response: MMC have instructed a registered Arboriculturist to inspect all trees within areas of public open space across the development. The report will specifically address issues arising from the earlier report prepared in June 2006 and suggest methods of improvement or if required removal. In addition to this MMC will issue a variation of condition to the existing consent for Phase 1a/1b to suggest the removal of (subject to arboricultural assessment) certain tree numbers as identified on the tree constraints plan ( 411-419 ) which fall to the rear of properties 52 – 80 Lakeside Avenue.*

JS raised concern regarding the removal of trees at the rear of the properties in Lakeside Avenue, given the flooding issues that had already been experienced there, and asked that consideration be given to 'pollard' trees in said area and also establish which trees/how many would require pollarding.

**- ACTION: BH TO PROVIDE FURTHER UPDATE/DETAILS ON TREES THAT MAY REQUIRE REMOVAL/POLLARDING**

**5. Work to Off Site Trees:**

*Members were advised that MMC would need to provide further details on this and that it would be raised as an Action point for BH/MMC*

**6. Lighting and Pavement outside Cambourne Place:**

*Members were advised that this had been highlighted to GCC Highways however as they were not present at the meeting they could not provide a response. It was noted that this would be raised as an Action point for JM/GCC Highways*

**7. Safety of cottage and guard hut (Action: BH to further the demolition of the cottage and guard hut):**

*Response: MMC have arranged for the demolition of the existing changing rooms which formed the Golf Club House. MMC have also instructed environmental works to be completed the existing demolished cottage. These works should have been completed W/C 6 April 2015. CV advised that the works have been carried out in said area however it had not been fenced off and there is electric cables and rubble left which is a cause for concern for residents who could easily access the area and potentially get injured. CV further advised that she had photos of said area which she would forward to BH/MMC.*

	<p>8. <u>Surfacing of road and lighting as per S106 (Action: BH to follow up issues regarding surfacing of road and lighting etc as per S106 Agreement):</u></p> <p>Response: MMC have provided GCC Highways Department with the required outstanding technical information in support of the technical approval for the Bus Link to Cambourne Place. This information was submitted W/C 6 April 2015. GCC will validate the submission and subject to approval and agreed adoption criteria MMC will instruct contractors to complete the road coverings/complete road markings/install CCTV Bus Gate and complete pedestrian surfaces. Subject to this technical/legal approval the Civil Engineering sub-contractor has confirmed that he is sufficiently resourced to commence works this month and that the works should take 4 weeks to complete.</p>
3.	<p><b>HIGHWAYS UPDATE</b></p> <p>Members were advised that issues relating to the bus link, footpath re- surfacing and lighting had been raised with GCC Highways however as they were not present at the meeting they could not provide a response/update. It was noted that the issues would be raised as an Action point for JM/GCC Highways and AMEY.</p> <p>FM advised that MMC have submitted a revised application to Gloucestershire County Council for the bus link between Cambourne Place to Lydney. Once approved a legal agreement can be signed and the works completed. JS advised that Lydney Town Council have invited Lydney Dial-A-Ride to attend the Stakeholders meetings to explain how Dial-A-Ride may be able to assist in the future with the public transport route to/from Oakdale.</p> <p>= <b>ACTION:JM/GCC HIGHWAYS AND AMEY TO PROVIDE RESPONSE TO ISSUES REGARDING BUS LINK AND FOOTPATH RE-SURFACING AND LIGHTING ISSUES</b></p>
4.	<p><b>KIER UPDATE ON ACTIONS FROM LAST MEETING</b></p> <p>FM requested that PL provide an update on the following action points.</p> <p>1. <u>Bledisloe Way signage</u></p> <p>PL asked members for their views on where the signage should be located and advised that he had spoken to residents who had told him that they would like the signage around the back of the properties on Bledisloe Way, which leads to the car park. Following a discussion it was felt that 2 signs would be needed to direct members of the public to Bledisloe Way; one on the front of the buildings (currently facing onto Lydney Park Boulevard) and one at the back. They would need to read '18-26 Bledisloe Way'. An additional sign is being fitted for the Bledisloe Way flats. PCSO DW advised that Oakdale addresses are now on police SatNav's and they have not had any recent problems finding addresses. If lots of residents express concerns, Kier will, however, look at this further.</p> <p>= <b>ACTION:PL TO OBTAIN CORRECT SIGNAGE FOR BLEDISLOE WAY AND REPORT BACK. ALSO TO INVESTIGATE WHETHER SIGNAGE IS NEEDED FOR 'OVERSTREET APARTMENTS'</b></p> <p>2. <u>Gritting/grit bin provision</u></p> <p>PL advised that Kier would not be prepared to grit the estate/areas prior to adoption and felt that it may be an issue that the Management company or the town council would need to address. JS reiterated the town council's stance on gritting and advised that Lydney Town Council currently put out temporary blue grit bins and residents would inform the Town Council of areas where they felt they needed a bin. Furthermore the residents would be required to grit the areas until the roads were adopted at the end of phase 2. PL seconded the comment made by his colleague at the previous meeting which advised that all the road works had been done on the estate and the issue of getting them adopted lay with GCC Highways. JS advised that Lydney Town Council did not have the ground force to grit the areas</p>

	<p>and residents may need to grit these roads/pavements themselves. JS further requested that the Town Council be made aware of how many grit bins may potentially be required for Oakdale.</p> <p style="text-align: center;"><b>ACTION:CV AND MS TO INVESTIGATE HOW MANY GRIT BINS ARE REQUIRED FOR OAKDALE ESTATE AND REPORT BACK TO LYDNEY TOWN COUNCIL</b></p> <p><b>3. <u>Garden drainage</u></b></p> <p>PL advised that National Heritage Protection Commissions (NHPC) stated that if the ground was waterlogged within a 3 metre boundary of the house then the builder was obliged to put this right, however if it was beyond 3 metres than it was not the builders responsibility. FM advised that they had investigated the Bromford homes that they had been made aware of and TS advised that some Rooftop tenants had reported similar issues and he would forward the information to PL/Kier. FM advised that related issues would be would be further discussed at the 'drop in' session due to be held on Tuesday 28 April 2015.</p>
5.	<p><b>POLICE UPDATE – ISSUES ON THE SCHEME</b></p> <p>PCSO DW expressed concern regarding the industrial site with the factory building getting deliveries and lorries going around the back entrance of Federal Mogul. The articulated lorries are churning up the grass verges on Oakdale by going around the back and there was concern that lorries would be stuck in the bus lane which would be highly inconvenient for residents wishing to use the buses. PCSO DW advised that they had been informed that signage would be placed advising lorries to use the A48 entrance to the factory building, but as yet these signs had not been placed in situ. JS advised that Gloucestershire Highways had been made aware of the issue.</p> <p>JS advised that the Town Council had received complaints from members of the public that trial bikes were being ridden on the Old Golf Course land and it was reported that the bikes were accessing the land via Oakdale, through a broken fence. Furthermore the issue had been reported to the Police (via a member of the public) with the riders being made to leave the land however unfortunately they keep returning. BH has been made aware of the situation and is looking to investigate what further action can be taken to prevent riders using this parcel of land.</p> <p>PCSO DW advised that the water treatment house/bat house, opposite the bus lane (entrance to Oakdale) had been greatly enhanced however it was felt that 'anti-climb' paint should be used as vandals had still managed to climb on to the flat roof. PSCSO DW would take photographs of said areas of concern and forward them to BH via email.</p> <p style="text-align: center;"><b>- ACTION: PCSO DW TO TAKE PHOTOGRAPHS OF SAID AREAS OF CONCERN AND FORWARD THEM TO BH VIA EMAIL</b></p>
6.	<p><b>BROMFORD UPDATE</b></p> <p>FM provided an update from Bromford on the following.</p> <p>1. <b><u>MP Designate letter</u></b></p> <p>FM reminded members of the letter that had been received by Bromford from a prospective Labour MP Candidate which suggested that there was a lack of infrastructure on Oakdale. FM advised that Bromford had responded however the Council was in 'Purdah'.</p> <p>2. <b><u>Briefing paper for Lydney Town Council ATM</u></b></p> <p>FM advised that the briefing paper had been sent to Lydney Town Council for inclusion in both the Annual Town Meeting Report and also for display on the presentation boards at the</p>

	<p>meeting. The briefing paper included an overview of topics such as information on the scheme ie multi tenure development with homes for outright sale and shared ownership properties, a variety of homes for sale and new affordable and sustainable properties managed by Bromford and Rooftop Housing. Also an update stating that the development had been split into 3 phases with the final phase, on the remaining land to the east, to be developed over the next couple of years. Information also included the work that key partners such as MMC2, Kier Living, Bromford, Rooftop have been involved in and also mentioned that Lydney Town Council and Forest of Dean District Council have worked very closely with all key stakeholders, feeding into the design of the scheme and contributing to the forum resulting in best practice and information dissemination.</p>
<p>7.</p>	<p><b>LYDNEY TOWN COUNCIL UPDATE</b></p> <p>1. <u>Post Box on Oakdale</u></p> <p>JS advised that Lydney Town Council's application had been successful and a Royal Mail post box would be fitted at some point on the Oakdale estate..</p>
<p>8.</p>	<p><b>FOREST OF DEAN DISTRICT COUNCIL UPDATE (FODDC) (including litter bin provision)</b></p> <p>DC provided an update from FODDC regarding litter bins and provision of dog waste bins. DC advised that FODDC were not responsible for the provision or emptying of dog waste bins and as such would not provide funding to the Management company or Lydney Town Council to empty dog waste bins. DC informed members that FODDC provides litter bins in the main towns, villages and on streets in the district which are emptied weekly (one week by street cleaning crews and one week by refuse collection crews). It was further advised that FODDC budget for provision and emptying of litter bins was limited therefore careful consideration went into deciding where, and if, new litter bins were required. As the walkway between Oakdale estate and Cambourne Place was heavily littered FODDC had installed 2 litter bins, one at each end of the walkway. These litter bins would be emptied by the street cleaning crew/refuse crews on alternate weeks. If however the bins ended up full of dog faeces, for health and safety reasons, they would have to be removed because they could not be emptied on a refuse truck without clogging up the vehicle mechanism and covering the operators with dog faeces.</p> <p>Members were further informed that the Oakdale estate had been added to the Forest of Dean District Council Zone 3 street cleaning schedule so the area would be litter picked on a monthly basis. (33 bags of litter were removed during the first litter pick).</p> <p>DC also advised that the green 'open space' area on the Oakdale estate is not maintained by the Forest of Dean District Council, it is the responsibility of the Management Company. Two litter bins were installed by the developer on the 'open space' area and it was therefore the responsibility of the Management Company to get them emptied/pay for the cost of emptying them. DC provided a photo which showed the litter bins that are currently in situ which are regularly overflowing with dog faeces. Furthermore FODDC have received numerous complaints from residents about these litter bins as they are not being emptied regularly and FODDC have tried to work with Bromford Housing to find a solution. The options discussed included: The Management Company arranging for a company to empty the bins on a regular basis. The cost of this is the responsibility of the Management Company. The Management Company remove the litter bins and install dedicated dog waste bins across the estate and arrange for a company to empty the dog waste bins on a regular basis. The cost of this is the responsibility of the Management Company. The Management Company remove the litter bins and advise residents to take their dog waste home. Note; small amounts of dog waste can be placed in general household refuse bins as long as it is mixed with other household</p>

	<p>waste. DC advised that the street wardens have been working closely with local schools to gain young volunteers and a few volunteers have put themselves forward and have been actively involved in helping with the litter picking on the estate.</p> <p><b>ACTION: BASE ESTATES TO FOLLOW UP OWNERSHIP OF DOG WASTE BINS</b></p>
<p>9.</p>	<p><b>AOB</b></p> <p>JS asked Bromford to display a copy of the stakeholders minutes on their website in order that the minutes were open and transparent. JS also requested FM provide a link to the Bromford Housing website so that Lydney Town Council could sign post readers to the stakeholders minutes.</p> <p>BP asked whether information could be provided by Kier in regard to the status of Oakdale ie how many units had been sold, how many are unoccupied etc, in order that the information was correct and current for the NDP Allocations Document.</p> <p><b>ACTION: PL TO PROVIDE INFORMATION ON UNITS SOLD/UNOCCUPIED ON THE OAKDALE ESTATE</b></p> <p>CV felt that the upcoming Community drop-in event (due to be held at Naas Lane community centre on Tuesday 28 April 2015) was an ideal opportunity for Oakdale residents and the press to attend and receive positive information on what was happening to improve Oakdale and highlight the work that people were currently undertaking.</p> <p>JS advised members that a sum had been allocated to Lydney Town Council/Lydney In Bloom for cultivation on the 3 main roundabouts in Lydney, furthermore once confirmation had been received from Bromford/Kier/Gloucestershire Highways on the status of the Oakdale roundabout then the Ground staff would be required to include such in their work schedule. Any other ground work however on the Oakdale estate would be carried out by the Management Company.</p> <p><b>ACTION: PL TO ADVISE LYDNEY TOWN COUNCIL ON THE STATUS REGARDING THE ADOPTION OF THE OAKDALE ROUNDABOUT (A48) PRIOR TO PLANTING COMMENCING</b></p> <p>CV expressed concern in regard to the steep steps, with no gate on them, leading directly down from an embankment bordering Feathers Drive onto the main A48 road. The main concern felt by residents were that children and pets could potentially walk straight out onto a very busy, fast moving, road which could cause a serious accident. In the early stages of the development when the play areas were fenced off, children played football next to the roundabout at the bottom of the embankment. Oakdale is the only estate on the A48 to exit directly onto the bypass. DS also voiced his concern stating that as the area is a public right of way it needed to protect the people that were using it by way of a barrier or a 'kissing gate' at each end (top and bottom).</p> <p><b>ACTION: DS TO CONTACT COUNTY COUNCILLOR A PREEST TO HIGHLIGHT THE ISSUE TO THE COUNTY COUNCIL AND BROMFORD TO HIGHLIGHT THE ISSUE TO JM/GLOUCESTERSHIRE HIGHWAYS – BOTH COULD THEN SEEK TO OBTAIN BARRIER/GATE AT TOP AND BOTTOM OF STEPS</b></p>

	<p>FM suggested that the action points be followed up in May 2015 and suggested a chair roster system. JS felt that for continuity that Bromford should continue to address the Agenda inviting all members, including Base Estates and Dial-A-Ride.</p> <p>- <b>ACTION: FM/BROMFORD TO ISSUE AGENDA FOR NEXT MEETING (THURSDAY 21 MAY 2015 AT 2PM)</b></p>
10.	<p><b>DATE OF NEXT MEETING</b>  <b>Thursday 21 May 2015 at 2pm at Lydney Town Council Chambers.</b></p>

**OVERVIEW OF ACTION POINTS RAISED:**

- **ACTION: BH TO ESTABLISH LAND OWNERSHIP AND LOOK AT THE POSSIBILITY OF ERECTING SIGNAGE TO ADVISE THAT THE AREA IS PRIVATE LAND**

- **ACTION: BH TO PROVIDE FURTHER UPDATE/DETAILS ON TREES THAT MAY REQUIRE REMOVAL/POLLARDING**

- **ACTION: JM/GCC HIGHWAYS AND AMEY TO PROVIDE RESPONSE TO ISSUES REGARDING BUS LINK AND FOOTPATH RE-SURFACING AND LIGHTING ISSUES**

- **ACTION: PL TO OBTAIN CORRECT SIGNAGE FOR BLEDISLOE WAY AND REPORT BACK. ALSO TO INVESTIGATE WHETHER SIGNAGE IS NEEDED FOR 'OVERSTREET APARTMENTS'**

- **ACTION: CV AND MS TO INVESTIGATE HOW MANY GRIT BINS ARE REQUIRED FOR OAKDALE ESTATE AND REPORT BACK TO LYDNEY TOWN COUNCIL**

- **ACTION: PSCSO DW TO TAKE PHOTOGRAPHS OF SAID AREAS OF CONCERN AND FORWARD THEM TO BH VIA EMAIL**

- **ACTION: BASE ESTATES TO FOLLOW UP OWNERSHIP OF DOG WASTE BINS**

- **ACTION: PL TO PROVIDE INFORMATION ON UNITS SOLD/UNOCCUPIED ON THE OAKDALE ESTATE**

- **ACTION: PL TO ADVISE LYDNEY TOWN COUNCIL ON THE STATUS REGARDING THE ADOPTION OF THE OAKDALE ROUNDABOUT (A48) PRIOR TO PLANTING COMMENCING**

- **ACTION: DS TO CONTACT COUNTY COUNCILLOR A PREEST TO HIGHLIGHT THE ISSUE TO THE COUNTY COUNCIL AND BROMFORD TO HIGHLIGHT THE ISSUE TO JM/GLOUCESTERSHIRE HIGHWAYS – BOTH COULD THEN SEEK TO OBTAIN BARRIER/GATE AT TOP AND BOTTOM OF STEPS**

- **ACTION: FM/BROMFORD TO ISSUE AGENDA FOR NEXT MEETING (THURSDAY 21 MAY 2015 AT 2PM)**