

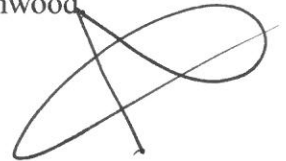
LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/01/14 – 32

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 14 January 2019 at 6.01 pm.

PRESENT: A Preest (Chairman), R Christodoulides, K Greening, J Greenwood
C Harris, H Ives and B Pearman

District Cllr Simpson
Five members 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 Leach.

2. **DECLARATIONS OF INTEREST**

Cllr A Preest - P1953/18/FUL – The Magpies, Neds Top, Oldcroft, Lydney – due to position of District Ward Member who has “called” the application into Forest of Dean District Council’s Planning Committee

3. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 10 December 2018 was **proposed by Cllr Greening, seconded by Cllr Greenwood.**
Vote carried.

4. **OPEN FORUM**

Mr S Rawlings – on behalf of Mr & Mrs Deane, Oldcroft – regarding planning application P1953/18/FUL – informed Members that approximately 20 letters of objection had been submitted to the Local Planning Authority in respect of the application; expressed concern that the existing highway comprising of single track lanes was too narrow to cope with the proposed increase in traffic; objected to the establishment of a commercial or retail operation in a quiet rural area; registered concern over the further deterioration of the road surface which would be caused due to the proposed increase in traffic; highlighted the lack of public transport facilities for those wishing to visit the proposed operation; expressed concern over the impact increased vehicular traffic would have on vulnerable road users, e.g. horse riders, horse-draw carriages, walkers, cyclists; expressed concern over a lack of clarity regarding 1) the proposed business use for the site, 2) how the proposed development would impact the character and appearance of the area, 3) the use, control and management of hazardous liquids and the potential impacts these would have on a septic tank, nearby properties and watercourses.

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/01/14 – 33

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS

- E-mail from Gloucestershire County Council advising that the resurfacing work planned for Church Road and Station Road will now be taking place overnight between 9 and 14 January 2019 from 1900 HRS to 0700 HRS, excluding Saturday and Sunday nights.
- E-mail from Forest of Dean District Council providing Notice of Confirmation of the stopping up and creation of footpath at Lydney Footpath No. FLY39 (Part).

6. HIGHWAY CORRESPONDENCE

- E-mail from Amey re consultation on new crossing points on the High Street and Newerne Street, Lydney. Members noted that details of the consultation had been e-mailed to all Members prior to the meeting and they were invited by the Chairman to comment individually on the proposals. Cllr Harris highlighted that vehicles travelling down Highfield Road were tending to ignore the traffic lights in Newerne Street and she questioned if it would be possible for Gloucestershire County Council to erect signs by the Vehicle Activated Sign to warn of the traffic lights, in order to provide drivers with additional time in which to reduce their speed. Cllr Preest voiced no objection to the request and gave a commitment to include the request for additional signage in his response.

Action by – Cllr Preest

Street Names

No names were proposed by Members. Cllr Preest called for the matter to be an agenda item for the next meeting.

Action by – the CEO

7. BUS SHELTER/PROVISION

Cllr Preest advised that the purchase of a new shelter to be sited at the junction of Allaston Road/Court Road was moving forward and that Gloucestershire County Council were in the process of identifying a new supplier.

PLANNING ISSUES

8. TREE PRESERVATION ORDER/PLANNING APPLICATIONS

None.

9. COMMUNITY ASSET NOMINATION LISTING

Members were advised that Forest of Dean District Council had agreed to list the following premises as Community Assets:

- Lydney & District Hospital
- Library
- Lydney Leisure Centre
- Methodist Chapel

Members noted that the Trustees of the Methodist Chapel had not objected to the listing as they wished to dispose of the building in the near future which, once listed, would trigger a six week “expression of interest” period.

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/01/14 – 34

In respect of The Victoria Centre, Cllr Preest highlighted that Forest of Dean District Council had requested that they be provided with further information on the community benefit offered by the building and the CEO was instructed outline the facilities provided.

Action by – the CEO

10. **OAKDALE**

Cllr Preest advised that District Cllr Simpson had been informed that public questions would not be permitted at Forest of Dean District Council's Planning Committee meetings. It was therefore felt that it would not be possible to raise a question at Forest of Dean District Council's Full Council meeting until April. Cllr Preest advised that Officers at Gloucestershire County Council were still working to resolve issues relating to the bus link and he had requested that Officers inform him of exactly what the issues were.

Action by – Cllr Preest

11. **PLANNING APPLICATIONS**

P1931/18/TCA – TrunkArb Tree Surgery Ltd, St Mary's Church, Church Road, Lydney
Remove x2 conifer trees at St Mary's Churchyard

Noted

P1833/18/FUL – Land Adjacent to Highfield Road, Lydney
Variation of condition (02) relating to planning permission P0108/17/FUL for substitution of house type for plots 14-50

REVISED PLANS

Noted

P1953/18/FUL – Mr M Watts, The Magpies, Neds Top, Oldcroft, Lydney
Change of use of garage/annexe to mortuary and chapel of rest

Objection. Due to the rural location of the site Council feel that the roads leading to the proposed development are not sufficiently wide enough to cope with the increase in traffic resulting from the proposed change of use. The roads are single track in nature and are commonly used by horse riders/horse carriages, walkers and cyclists; the roads do not present many opportunities for passing on-coming users.

Council are also concerned over the lack of clarity regarding the information supplied with the application. No explanation has been provided as to the environmental impact the creation of a mortuary will have on the site; no information had been provided regarding the arrangements for the disposal of hazardous/biological waste resulting from the proposed use of the site.

The Council therefore strongly objects on both Highway and Environmental grounds.

P0132/18/DISCON – Persimmon Homes (East Wales) Ltd, Land East of Par Four Lane, Lydney

Discharge of condition 25 (foul and surface water drainage) of planning permission P1399/18/FUL

Objection. Lydney Town Council note the comments which have been submitted by the Lead Local Flood Authority regarding the proposed reduction in the combined

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/01/14 – 35

attenuation volume from the originally approved 6,465m³ to 6,130m³. Lydney Town Council strongly request that the Local Planning Authority be guided by the Local Lead Flood Authority who are fully aware of local issues which have been experienced with flooding in Lydney, both generally and in relation to related site development.

P0010/19/ADV – B & M Retail, Superstore, Hams Road, Lydney
Advertisement consent for 1 No. externally illuminated fascia sign, 2 No. of sets of external blue and white vinyl signs and 2 No. non illuminated internal signs
No objection

12. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P0124/18/DISCON – Land Adjacent to Highfield Road, Lydney

Granted Permission – Discharge of condition 15 (land contamination – plots 12-13, 87-92 & 154-166) of planning permission P0108/17/FUL

P1762/18/LD2 – Land Adjacent to Highfield Road, Lydney

Granted Permission – Discharge of Condition (Landscaping) of planning permission P0108/17/FUL

P1762/18/LD2 – National Westminster Bank Plc, 51 Newerne Street, Lydney

LDC Issued – Application under Section 192 to establish whether the change of use of building from bank to office requires planning permission

P1822/18/EIA – Pine End Works, Harbour Road, Lydney

EIA Required – Request for EIA screening opinion

P1663/18/FUL – 16 Bathurst Park Road, Lydney

Granted Permission – Erection of a single storey extension with associated works

P0115/18/DISCON- Land East of Par Four Lane, Lydney

Granted Permission – Discharge of conditions 03 (external facing materials), 21 (construction method statement) and 28 (phasing plan) of planning permission P1399/18/FUL (Revised Description)

P1288/18/OUT – 91 Primrose Hill, Lydney

Application Refused – Outline application for the erection of a 4 bedroom detached dwelling involving demolition of existing garage. Erection of a new detached garage and new vehicular access for 91 Primrose Hill

P1796/18/COU – Unit 2 Farmers Store, Church Road, Lydney

Granted Permission – Proposed change of use from light industrial/retail to Use Class D2 (fitness facility and weightlifting club)

P1931/18/TCA – St Mary's Church, Church Road, Lydney

Granted Permission – Remove x 2 Conifer trees at St Mary's Churchyard

P1726/18/FUL – Cliff Farm, Naas Lane, Lydney

Application Refused – Removal of Condition (c) of DF12714 to enable the annexe to be rented out as accommodation.

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/01/14 – 36

P1584/18/FUL – Perivale, New Mills, Forest Road, Lydney

Granted Permission – Change of use of existing detached office/garage to create a holiday let and change of materials of previously approved office/garage from timber cladding to render. (Part-Retrospective) (Now a FULL application)

P1385/18/FUL – Woodlands, Bream Road, Lydney

Granted Permission – Erection of a two storey detached dwelling with associated parking, landscaping and ancillary works

13. GLOUCESTERSHIRE ASSOCIATION OF PARISH AND TOWN COUNCILS (GAPTC)

Members were asked to consider the suggestion from Cllr Preest that GAPTC be asked to pursue, with Forest of Dean District Council, the distribution of the New Homes Bonus; the implementation of the Community Infrastructure Levy and the annual publication of information regarding the increase in new dwellings that are liable for County Tax in any calendar year.

Members recalled that following work undertaken by the CEO, Forest of Dean District Council had agreed to revise the Tax Base for Lydney to take into consideration any new dwellings which had been completed since the initial calculation had been conducted. It was therefore agreed that this would be omitted from the above request.

During discussion it was unanimously agreed that the CEO would be instructed to contact GAPTC and strongly request that they pursue with Forest of Dean District Council, the distribution of the New Homes Bonus and the implementation of the Community Infrastructure Levy.

Action by – the CEO

14. PLANNING CORRESPONDENCE

Members were advised of the content of an e-mail which had been received from a Planning Officer at Forest of Dean District Council which listed the S106 contributions relating to the Persimmon development. Members were also advised that in respect of P0745/18/OUT submitted by Robert Hitchins Ltd, discussions were ongoing regarding the contributions which would be required in order to make the development acceptable. It was noted that whilst Lydney Town Council had submitted a S106 “wish list” in respect of the application, the Planning Officer was in the process of identifying what the existing shortfall was before the Local Planning Authority could begin to justify requests for contributions.

It was **proposed by Cllr Harris, seconded by Cllr Ives**, that the CEO would work with Cllr Pearman to compare the current application for the development by Robert Hitchins Ltd with the S106 contributions which had been agreed in the original obligation.

Action by – the CEO and Cllr Pearman

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/01/14 – 37

15. **COUNCILLORS REPORTS**

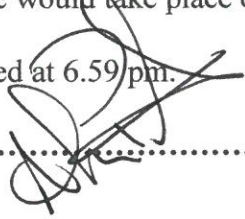
Cllr Greenwood informed Members that work was being undertaken to fill in potholes in the top section of the road to Purton. Cllr Preest advised that the resurfacing of said road would be a capital spend for 2019/2020.

16. **MEETING DATES**

Members noted that the next scheduled meeting of the Planning and Highways Committee would take place on 11 February 2019.

The meeting closed at 6.59 pm.

Chairman



Date

11 Feb 19