

# LYDNEY TOWN COUNCIL

## PLANNING AND HIGHWAY COMMITTEE MEETING – 2018/06/11 – 01

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 11 June 2018 at 6.00 pm.

**PRESENT:** A Preest (Chairman), R Christodoulides, J Greenwood, C Harris, W Leach, B Pearman and H Ives (late arrival)

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 Greening, Ives and Pugh.

2. **DECLARATIONS OF INTEREST**

Cllr W Leach – Planning application P0626/18/FUL

3. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 9 April 2018 was **proposed by Cllr Christodoulides, seconded by Cllr Pearman.** Vote carried.

Notes from the Delegated Powers meetings held on 2, 14 and 18 May 2018 (Appendix A) were duly noted.

4. **OPEN FORUM**

None.

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

5. **SIGNAGE**

**Vehicle Activated Sign**

Members were informed that Mr B Watkins had ordered the sign and would progress a delivery date and the installation of fixing posts.

During discussion Cllr Christodoulides questioned the appropriateness of locating the sign on the “Town” side of Bathurst Pool as you approach from the Lydney/Aylburton Roundabout. It was noted that the required surveys etc had been undertaken regarding the location of the sign and Cllr Preest informed Members that he would seek clarification from Mr Watkins during a forthcoming meeting regarding the most appropriate location/direction for the sign and would inform Members accordingly.

Action by – Cllr Preest

**20-mph Zone**

No updated provided due to the absence of Cllr Ives.



# LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2018/06/11 – 02

6. **TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS**
- Consultation re the proposed diversion of FLY87/1 9 Part – Development at Highfield Hill, Lydney. Noted.

7. **HIGHWAY CORRESPONDENCE**  
None.

## **PLANNING ISSUES**

8. **TREE PRESERVATION ORDER**  
IT/DFTP0237 – Land at Allaston, Lydney  
Tree Preservation Order 2018  
**Noted**

9. **PLANNING APPLICATIONS**  
P0607/18/FUL – Mr & Mrs Box, 16 Springfield Road, Lydney  
Erection of a two-storey rear extension with associated works and conversion of part of existing garage into a computer room  
**No objection**

Cllr Leach removed himself from the Chamber at this point.

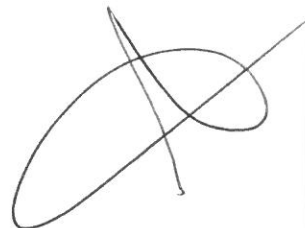
P0626/18/FUL – Mr & Mrs W Leach, The Garth, 19 Grove Road, Lydney  
Erection of a single storey extension and raised terrace to the rear with associated works  
**No objection**

Cllr Leach return to the Chamber.

P0049/18/DISCON – MMC Land and Regeneration (In Administration), Land East of Par Four Lane, Lydney  
Discharge of condition 31 (construction environmental management plan) of planning permission P1881/15/FUL  
**Noted**

P0534/18/FUL – Mr & Mrs R Morgan, Little Allaston Farm, Driffield Road, Lydney  
Conversion of existing agricultural building into 2 No. holiday lets  
**No objection for the conversion of a stone agricultural building into a holiday let. However, we reserve future judgement on the conversion of non-stone built agricultural buildings and such applications will be determined by our Council on a case by case basis. Furthermore, Lydney Town Council note the Refusal Notice issued to P0207/18/FUL (a similar application) and wishes the Local Planning Authority to explain how the lack of a business and marketing plan is deemed a Material Consideration. It would also seem to be an inconsistency in approach by the Local Planning Authority.**

P0655/18/FUL – Mrs L Russell, 14 Spring Meadow Road, Lydney  
Proposed dropped kerb  
**No objection**



# LYDNEY TOWN COUNCIL

## PLANNING AND HIGHWAY COMMITTEE MEETING – 2018/06/11 – 03

P0750/18/FUL – Mr D Hughes, 25 Faller Fields, Lydney  
Erection of a single storey rear extension. Demolition of existing conservatory  
**No objection**

P0640/18/FUL – Mr R Tremblett, 42 Forest Road, Lydney  
Creation of car parking area and dropped kerb  
**No objection provided that the materials to be used on the car parking area are permeable**

P0724/18/FUL – Mr N Hanson, Cross Hands Garage, Cross Hands, Lydney  
Change of use from existing vehicle show room to retail (A1) with the retention of petrol filling station  
**No objection**

P0745/18/OUT – Robert Hitchins Limited, Land Off Lydney Bypass & Naas Lane, Lydney  
Outline application for mixed use development comprising up to 320 residential development, neighbourhood centre, employment land, associated infrastructure, ancillary facilities, open space and landscaping. Demolition of existing buildings. Creation of new vehicular access from Lydney by-pass (revised description)  
**Response to be submitted following Delegated Powers Meeting**

P0056/18/DISCON – Lydney Park Estate, The Mansion, Lydney Park Estate, Lydney  
Discharge of conditions 03 (cleaning method), 04 (door details) and 06 (kitchen cupboards) of planning permission P1576/17/LBC  
**Noted**

P0828/18/FUL – Mr H Niblett, 6 Lancaster Court, Lydney  
Erection of a single storey extension  
**No objection**

P0825/18/OUT – Robert Hitchins Limited, Land off Rodley Manor Way, Highfield Road, Lydney  
Residential Development (up to 40 dwellings), associated infrastructure, ancillary facilities, open space and landscaping. Access from Highfield Road via Rodley Manor Way  
**Response to be submitted following Delegated Powers Meeting.**

P0820/18/FUL – Mr H Kholi, Deangate Motel, High Street, Lydney  
Erection of a single storey extension to provide x5 single bedrooms with en-suite and x1 staff bedroom with en-suite  
**No objection**

P0851/18/FUL – Mr J Fairweather, Gurshill Barn., The Purlieu, Lydney  
Conversion of agricultural building into an individual holiday let with associated works. (Revised Scheme)  
**No objection for the conversion of a stone agricultural building into a holiday let. However, we reserve future judgement on the conversion of non-stone built agricultural buildings and such applications will be determined by our Council on a case by case basis. Furthermore, Lydney Town Council note the Refusal Notice**

# LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2018/06/11 – 04

issued to P0207/18/FUL (the applicant's previous application) and wishes the Local Planning Authority to explain how the lack of a business and marketing plan is deemed a Material Consideration when used in such context. We would also urge the Local Planning Authority to be consistent in its approach (ref: P0534/18/FUL)

10. **LICENSING APPLICATIONS**

The Midcounties Co-operative Limited, Cross Hands Garage, Cross Hands, Lydney  
**No objection**

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

P1949/17/FUL – Land at Yorkley Court Farm, Lydney Road, Yorkley  
**Application Withdrawn** – Retention of motocross racing tracks with amended access (Retrospective)

P0395/18/FUL – 25 Kimberley Drive, Lydney  
**Granted Permission** – Erection of a single storey extension

P0207/18/FUL – Gurshill Barn, The Purlieu, Lydney  
**Application Refused** – Conversion of agricultural building into an agricultural holiday let with associated work

P0037/18/DISCON – Land Adjacent to Highfield Road, Lydney  
**Granted Permission** – Discharge of Condition 3 (roofing and facing materials) of planning permission P0108/17/FUL

P0329/18/FUL – 26 Spring Meadow Road, Lydney  
**Granted Permission** – Creation of driveway, erection of retaining wall, fencing and lowering of kerb. (Part-retrospective)

P0528/18/FUL – 5 Springfield Road, Lydney  
**Granted Permission** – Erection of a front porch with associated works

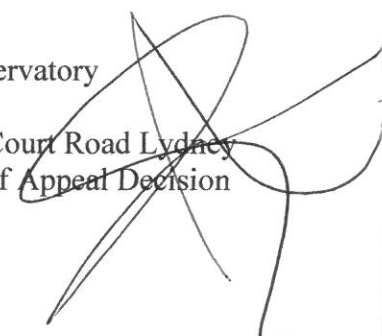
P0525/18/FUL – 2 Nero Close, Lydney  
**Granted Permission** – Erection of a single storey extension with associated works. Demolition of existing conservatory.

P0420/18/FUL – 28 Church Road, Lydney  
**Granted Permission** – Erection of a single storey rear extension

17/0018/FDMAJW – Lydney Golf Club, Naas Lane, Lydney  
**Application Withdrawn** – Completion of screening mound/landscaping bund construction (part retrospective)

P0414/18/FUL – 9 Bledisloe Way, Lydney  
**Granted Permission** – Erection of a rear single storey PVCu conservatory

P0043/18/DISCON – Land off Driffield Road and Allaston Road Court Road Lydney  
**Granted Permission** – Discharge of condition 02 (Phasing Plan) of Appeal Decision APP/P1615/A/14/22/8921/RD



# LYDNEY TOWN COUNCIL

## PLANNING AND HIGHWAY COMMITTEE MEETING – 2018/06/11 – 05

### 12. COMMUNITY RIGHT TO NOMINATE/BID

Members noted that Lydney Bus Station had been “relisted” as a Community Asset.

As per the request made by Cllr Greenwood at the May Full Council meeting, Members were asked to consider if they wished to challenge Forest of Dean District Council’s decision to decline Lydney Town Council’s request to list two buildings. Members elected not to challenge the decision.

Cllr Ives arrived at this point.

### 13. PLANNING CORRESPONDENCE

- E-mail from Gloucestershire County Council re Gloucestershire Minerals Local Plan availability for comment between 31 May 2018 and 13 July 2018. Noted.
- E-mail from Forest of Dean District Council providing notification of a new type of planning application (Permission in Principle and Technical Detail Consent) which was introduced on 1 June 2018. Members noted that it would not be possible to obtain an extension to the deadline for comment for such applications therefore Delegated Powers meetings would need to be held at short notice.

Cllrs Harris and Pearman excused themselves from the Chamber at this point.

### 14. COUNCILLORS REPORTS

Cllr Greenwood expressed concern over the condition of the road to Purton. Cllr Preest gave a commitment to raise the matter at his forthcoming meeting with Mr B Watkins, Gloucestershire County Council.

**Action by – Cllr Preest**

Cllr Ives reported that the roundels for the 20-mph zone would be refreshed during 2018/2019, as would road linings.

Cllrs Harris and Pearman returned to the Chamber at this point.

Cllr Harris expressed concern over the speed of vehicles travelling past Bathurst Pool and advised Members that PC Hopkins was monitoring the situation.

### 15. MEETING DATES

Members noted that the next scheduled meeting of the Planning and Highways Committee would take place on 9 July 2018.

The meeting closed at 6.58 pm.

Chairman .....

Date ..... 9/7/18

**Notes from Delegated Powers meeting on 14 May 2018**

**Present:** Cllrs A Preest, B Pearman, R Christodoulides, C Harris and K Greening – Lydney Town Council

**In Attendance:** Cllr R Holmes  
One member of the public  
Mrs J Smailes, CEO  
Miss C Wheeler, EO


**Time of Meeting:** 6.38 pm

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Matters discussed:

1. **Licensing applications for Comment**  
Pulp Limited, Hill Street, Lydney  
Application for a premises licence to be granted under the Licensing Act 2003  
**No objection**

Meeting closed 6.44 pm.

A handwritten signature in black ink, consisting of a large, stylized loop with a vertical line crossing it.

## Notes from Delegated Powers meeting on 18 May 2018

**Present:** Cllrs A Preest, B Pearman and K Greening – Lydney Town Council

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

**Time of Meeting:** 10.42 am

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Matters discussed:

1. **Planning applications for Comment**

P0043/18/DISCON – Allaston Developments Ltd, Land off Driffield Road and Allaston Road, Court Road, Lydney

Discharge of Condition 02 (Phasing Plan) of Appeal Decision PP/P1615/A/14/22/8921/RD

**Plus Revised Plans**

**No objection, however, Lydney Town Council would wish the Local Planning Authority to ensure that any contributions secured under S106 agreements are paid by the Developer and the Local Planning Authority to Lydney Town Council in a timely manner, as per the trigger points. Furthermore, that it be noted any S106 owed but not paid to Lydney Town Council (trigger point past) will attract market rate interest payable by the Local Planning Authority for the withholding of contributions.**

**Furthermore, Lydney Town Council would like to reserve its right to discuss with the Developer the right to vary the existing S106 agreement.**

2. **Planning Decisions received**

P0037/18/DISCON – Land Adjacent to Highfield Road, Lydney

**Granted Permission** – Discharge of Condition 3 (roofing and facing materials) of planning permission P0108/17/FUL

P0329/18/FUL – 26 Spring Meadow Road, Lydney

**Granted Permission** – Creation of driveway, erection of retaining wall, fencing and lowering of kerb. (Part-retrospective)

3. **Councillors Reports**

Members noted the recent communication which had been issued from the Local Planning Authority regarding the introduction of Planning in Principle (PiP) applications. It was acknowledged that this matter would be an agenda item for the June Planning & Highway Meeting, however, noting the implication date of 1 June and the requirement for Statutory Consultees to comment on such applications within 10 days, Members felt that the Local Planning Authority should have provided greater notice to Statutory Consultees.

It was proposed by Cllr Preest, that Delegated Powers would be bestowed on the CEO to write a strong letter to the Local Planning Authority to obtain a response on the current status of the Allocations Plan. Said letter would be read out by the Committee Chairman at the forthcoming Forest of Dean District Council's Full Council meeting. Unanimous.

Meeting closed 10.55 am.