

# LYDNEY TOWN COUNCIL

## PLANNING AND HIGHWAY COMMITTEE MEETING – 2018/07/09 – 06

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 9 July 2018 at 5.58 pm.

**PRESENT:** A Preest (Chairman), R Christodoulides, K Greening, C Harris, H Ives, W Leach and B Pearman

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 Berryman and Pugh.

2. **DECLARATIONS OF INTEREST**

None.

3. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 11 June 2018 was **proposed by Cllr Ives, seconded by Cllr Harris.** Vote carried.

Notes from the Delegated Powers meetings held on 13 and 18 June 2018 (Appendix A) were duly noted.

4. **OPEN FORUM**

None.

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

5. **SIGNAGE**

**Vehicle Activated Sign**

Members were informed that following concerns which had been voiced at the last meeting, Mr B Watkins, Gloucestershire County Council, had informed the CEO that the signs would be sited in line with the survey which had been conducted. It was noted that the posts would be installed as soon as possible, with the actual sign installed during the school holidays.

**20-mph Zone**

Cllr Ives reported that he was still awaiting a date from Amey for the work to be scheduled and Members were advised that the white lines at road junctions would be refreshed at the same time.

Responding to a concern raised by Cllr Harris, Cllr Ives gave a commitment to establish if it were necessary to erect 20 mph signage on streetlights to enable enforcement action to be taken by the Police, or if roundels on the road surface were sufficient.

Action by – Cllr Ives



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## 6. ADDITIONAL STREET LIGHTING

Cllr Ives advised that he had been approached by a resident of Grove Road who had expressed concern over a lack of street lights in her road. Cllr Ives advised that he had been informed by Gloucestershire County Council (GCC) that Lydney Town Council would be required to part-fund any new street lights. The CEO relayed to Members the contents of an e-mail from GCC which had previously been received which advised that it would firstly be necessary for GCC to undertake a Priority Assessment before any decision could be taken on the provision of new street lights. Cllr Ives requested that the CEO provide him with a copy of the e-mail for information.

It was noted that street lights in the Town had recently been changed to LED, which directed illumination downward rather than outward (as the former system) and it was agreed the Cllr Ives would recommend to the resident that any further action be delayed for one year in order that the resident may become accustomed to the new type of lighting.

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

- Temporary closure of FLY/87 from the eastern side of Archers Walk and running in a generally easterly direction for approximately 100 metres to the footbridge – 6 July 2018 to 5 January 2019.

## 8. HIGHWAY CORRESPONDENCE

- Gloucestershire County Council – E-mail from Jemma Brown, Senior Legal Assistant, providing a copy of the “Have Made Notice” in respect of the temporary closure of FLY87.
- Gloucestershire County Council – E-mail forwarded by County Cllr Preest advising that the roads, associated footways, footpaths and service strips relating to Higher Lydney Park Phase 1B DF. 10/0886/13044/B have been adopted and were now maintainable at the public expense. *Responding to a question raised by Cllr Harris, Cllr Preest gave a commitment to ascertain if this covered the section of road/verge from Cambourne Place to the bollards, as this had become very overgrown/required work to be undertaken on trees. The CEO also requested that Cllr Preest raise, during his meeting with Mr B Watkins, the fact that the grit bins now located on the development needed to be added to GCC refilling schedule and were no longer under the sole responsibility of the Town Council.*

**Action by – Cllr Preest**

## PLANNING ISSUES

### 9. TREE PRESERVATION ORDER/PLANNING APPLICATIONS

P0988/18/TCA – Ms L Armstrong, 11 Raglan Gardens, Lydney

Re-pollard x1 Eucalyptus tree and reduce x1 Willow tree back to boundary line at 11 Raglan Gardens

**No objection**

P0982/18/TCA – Mrs G Harris, TrunkArb Tree Surgery Ltd, Bathurst Park – St Mary’s Church, Bathurst Park Road, Lydney

Work to trees at St Mary’s Churchyard and Bathurst Park, Lydney in accordance with the submitted tree survey

**Noted**

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10. **S106 CONTRIBUTIONS**

Cllr Pearman advised that he, together with Cllr Greenwood, met with Planning Officers recently to discuss S106 Contributions relating to the recent planning application by Robert Hitchins Limited. Cllr Pearman provided Members with a precis of the meeting during which concern had been expressed over the proposal by the applicant to not further the installation of a roundabout which would unlock employment land at Hurst Farm.

Members were informed that the Town Council would need to submit its S106 Contribution “wish list” to Forest of Dean District Council in order that it may be considered in relation to the application. It was noted that the Council would need to revise its current list prior to its submission.

11. **PLANNING APPLICATIONS**

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

**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 building. Creation of new vehicular access.

**Objection. Lydney Town Council object to the omission of the roundabout which had been approved in the previous application and would unlock access to much needed employment land at Hurst Farm. As the population of our Town grows as a result of housing developments it becomes a key requirement for employment opportunities to be provided locally; failure to provide such would have a catastrophic effect on the socioeconomic status and is contrary to the Lydney Neighbourhood Development Plan and Forest of Dean District Councils own Core Strategy Document (both Statutory Planning Documents). The roundabout is key to unlocking local employment opportunities in Lydney.**

P0930/18/FUL – Mr B Thomas, Soilwell Barn, Allaston Road, Lydney

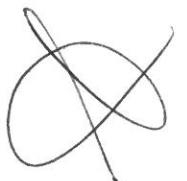
Insertion of 3 velux rooflights at the rear of the property

**No objection subject to consent obtained from Conservation Officer due to the buildings listed status.**

P0865/18/FUL – Mr & Mrs K Legge, Barn, Naas Court, Naas Lane, Lydney

Repairs and internal alterations to effect change of use of barn and open cart shed from agricultural/storage to wedding/events venue. Use of adjacent land for vehicle parking

**No objection provided Listed Building Consent is granted (Planning Application P0866/18/LBC)**



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P0866/18/LBC – Mr & Mrs K Legge, Barn, Naas Court, Naas Lane, Lydney  
Listed Building Consent for repair and internal additions to effect change of use of barn  
and open cart shed from agricultural/storage to wedding/events venue  
**No objection**

P0845/18/FUL – Allaston Developments Ltd, Land off Driffield Road, Allaston Road  
and Court Road, Lydney

Removal of condition 18 (energy efficiency) of Planning Appeal  
APP/P1615/A/14/2218921RD  
**Noted**

P0900/18/FUL – Edenstone Homes, Land Adjacent to Highfield Road, Lydney  
Variation of condition 19 to provide alternative wording (From: Prior to above ground  
works a scheme to avoid, cancel or mitigate recreational disturbances from the  
development on the Severn Estuary shall be submitted to and approved in writing by the  
Local Planning Authority. The scheme shall have regard to the Lydney Severn Estuary  
Visitor Survey and Recreational Strategy (2017) and shall include:) (To: A scheme to  
avoid, cancel or mitigate recreational disturbance arising from the development on the  
Severn Estuary shall be submitted to and approved in writing by the Local Planning  
Authority. The scheme shall have regard to the Lydney Severn Estuary Visitor Survey  
and Recreation Strategy (2017) and shall include:) and discharge of condition 19 a)  
(description and evaluation of feature(s)) of planning permission P0108/17/FUL  
**Noted**

P0074/18/DISCON – Edenstone Homes, Land Off Highfield Road (Lydney B), Highfield  
Road, Lydney  
Discharge of condition 03 (roofing and external materials) of planning permission  
P0108/17/FUL  
**Noted**

### 12. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P01708/16/FUL – Lydney Baptist Chapel, High Street, Lydney  
**Appeal** – APP/P1615/W/18/3195352

P0828/18/FUL – Mr H Niblett, 6 Lancaster Court, Lydney  
**Granted Permission** – Erection of a single storey extension

P0750/18/FUL – Mr D Hughes, 25 Faller Fields, Lydney  
**Granted Permission** – Erection of a single storey rear extension. Demolition of existing  
conservatory.

### 13. PLANNING CORRESPONDENCE

- Forest of Dean District Council – E-mail from Jennifer Jones, Planning Officer, providing a copy of Forest of Dean District Council's Adoption Statement in respect of the Allocations Plan (the Plan was formally adopted on 28 June 2018).
- Gloucestershire County Council's Vision 2050 Plan – E-mailed overview from Cllr Biddle who attended Forest of Dean District Council's Cabinet meeting on 5 July 2018 during which GCC's Vision 2050 Plan was discussed.

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14. **COUNCILLORS REPORTS**

Cllr Preest gave a commitment for Gloucestershire County Council to inspect the trees at the bottom of Bream Road following a complaint that they were impeding the footpath.

**Action by – Cllr Preest**

Cllr Ives reported that he had received a complaint that people were using motorbikes on the old Golf Course.

Cllr Greening reported that the canopy of the trees adjacent to footpath from Lakeside house to the Tennis Courts required raising. Members were reminded that the trees were planted by the Environment Agency and did not fall within the Council/Lydney Recreation Trust's area of responsibility, therefore the CEO gave a commitment to raise the issue with Gloucestershire County Council's Public Rights of Way Officer.

**Action by – the CEO**

Cllr Greening requested an agenda item for the next meeting concerning Parking.

**Action by – the CEO**

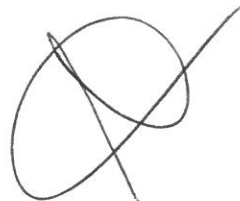
15. **MEETING DATES**

Members noted that the next scheduled meeting of the Planning and Highways Committee would take place on 10 September 2018 due to the August Recess. All outstanding planning matters would be addressed under Delegated Powers during this period.

The meeting closed at 6.59 pm.

Chairman .....

Date 10.9.18.....



**Notes from Delegated Powers meeting on 13 June 2018**

**Present:** Cllrs A Preest, B Pearman and W Leach – Lydney Town Council

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

**Time of Meeting:** 2.05 pm

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Matters discussed:

1. **Planning applications for Comment**

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)

and

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

Due to the changes in the application from what was previously approved, members  
requested that CEO seek to arrange a meeting with between Members of Lydney Town  
Council's Planning and Highway Committee and Planning Officers at Forest Dean District  
Council in order to better understand the existing S106 agreements which relate to the site  
and to better understand the references to a CIL Schedule which is indicated in the  
applicants documentation, together with the requirement to include an interim drainage  
strategy (as discussed with Laurence King). It was agreed that Lydney Town Council  
would withhold the submission of its Material Considerations on both the above  
applications until after said meeting.

**Action by – the CEO**

Delegated Powers were bestowed on the CEO to contact Forest of Dean District Council to  
obtain the current position regarding S106 trigger points for Lydney B as the contribution  
toward drainage on Lydney Recreation Trust land had been earmarked. Furthermore, that  
Mr E Argent and Mr P Hardwick (Robert Hitchins Limited) would be provided with a copy  
of the response received.

**Action by – the CEO**

Cllr Preest advised that he would contact Ms J Mattock, Gloucestershire County Council to  
ascertain if she would be willing to meet with Committee Members/provide an opinion that  
the omission of the roundabout from the approved scheme would be in contravention of  
Forest of Dean District Council's Core Strategy as it would result in the employment land  
associated with the approved scheme becoming unviable.

Meeting closed 2.15 pm.



**Notes from Delegated Powers meeting on 18 June 2018**

**Present:** Cllrs A Preest, B Pearman, B Berryman and C Harris – Lydney  
Town Council

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

**Time of Meeting:** 7.16 pm

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Matters discussed:

1. **Planning applications for Comment**

P0724/18/FUL – 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**

2. **Planning Decisions received**

P0655/18/FUL – 14 Spring Meadow road, Lydney  
**Granted Permission** – Proposed dropped kerb

P0640/018/FUL – 42 Forest Road, Lydney  
**Granted Permission** – Creation of car parking area and dropped kerb.

P0626/18/FUL – The Garth, 19 Grove Road, Lydney  
**Granted Permission** – Erection of a single storey extension and raised terrace to the rear  
with associated works

P0049/18/FUL – Land East of Par Four Lane  
**Granted Permission** – Discharge of Condition 31 (Construction Environmental  
Management Plan) of planning permission P1881/15/FUL

P0607/18/FUL – 16 Springfield Road, Lydney  
**Granted Permission** – Erection of a two storey rear extension with associated works and  
conversion of part of existing garage into a computer room

P0429/18/FUL – Land on the North West side of 11 Springfield Road, Lydney  
**Granted Permission** – Erection of a detached dwelling with garage and ancillary works

Meeting closed 7.25 pm.