

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2018/11/12 – 21

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 12 November 2018 at 5.59 pm.

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

Cllr C Vaughan

One member 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 Cllr Berryman, Greening and Leach.

2. **DECLARATIONS OF INTEREST**

None.

3. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 8 October 2018 was **proposed by Cllr Ives, seconded by Cllr Pearman.** Vote carried.

4. **OPEN FORUM**

Cllr Preest invited Cllr Vaughan to speak on agenda item 14 – Oakdale, when the matter was considered.

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. **SIGNAGE**

Nothing to report.

6. **TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS**

- Blanket Road Closure by Gloucestershire County Council for various road in order to undertake structural maintenance work – 1 January 2019 to 31 March 2019.
- Temporary Footpath Closure – FLY/92 from the eastern side of Highfield Road at Cross Hands, at Ordnance Survey Grid Reference (OSGR) SO 6435/0398 and running in a generally east south easterly direction for approximately 340 metres to the Lydney Bypass (A48) at OSGR SO 6465/0385 from 14 November 2018 until 14 May 2019.

7. **HIGHWAY CORRESPONDENCE**

- Prior to the meeting Members were provided with a copy of a letter which had been received from a resident of Goode Court requesting consideration be given towards the installation of a crossing point on Bream Road, High Street or Forest Road. Members recalled that a member of the public had previously campaigned for a



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crossing point to be provided in Hill Street. The CEO reminded Members that highway matters were outside of the Council's Powers, therefore it was agreed that the opinion of Gloucestershire County Council would be obtained regarding the possibility of installing a crossing point and the provision of an "Elderly Persons Crossing" sign.

Action by – the CEO

Cllr Preest voiced his intention to speak to Mr B Watkins, Gloucestershire County Council, regarding the close proximity to the pedestrian crossing in High Street. Responding to a comment made, the CEO advised at the Mayor had attended a meeting at West Dean Parish Council during which attendees received a presentation on the effectiveness of ANPR/Radar cameras to assist with speed enforcement.

Lydney Level Crossing

Members noted the response from Gloucestershire County Council which stated that the upgrade of the level crossing was not funded by the County Council's public transport budget. It was noted that this was also outside of Lydney Town Council's powers.

Street Names

Members were informed of the invitation from Forest of Dean District Council to submit further suggestions for street names which could be used on Phase 2 of the development on Lydney Golf Course. Whilst no further names were suggested, Members requested that Forest of Dean District Council be again informed of the most recently proposed names, these being:

- Dennis Potter (lived in Allaston Road for a period of time)
- Harold Bayliss – former Chief Inspector
- Margaret Duncan – former Mayor
- George Barnett – former Town Clerk

Cllr Preest requested that an agenda item be included for the December meeting in order that Members may make further suggestions.

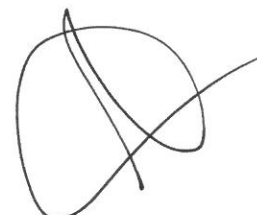
Action by – the CEO

8. BUS SHELTER

Cllr Harris informed Members that she had been contacted by residents requesting that a bus shelter be provided at the junction of Primrose Hill and Court Road. Members were reminded that it had been necessary to remove the previous bus shelter as its condition had deteriorated. After a short discussion, speaking in his capacity of County Councillor, Cllr Preest advised that he would be willing to cover the cost of providing a bus shelter from his County Council Highway budget (similar to that in Bream Road), provided the Town Council was willing to take on the maintenance and ownership of the shelter. It was proposed by Cllr **Harris**, **seconded by Cllr Ives** that the Town Council would agree to take on the maintenance and ownership of the shelter, provided its purchase and installation costs were covered by Gloucestershire County Council. Unanimous.

PLANNING ISSUES

9. TREE PRESERVATION ORDER/PLANNING APPLICATIONS DFTPO237 – Land at Allaston, Lydney



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10. COMMUNITY ASSET NOMINATION LISTING

Members noted that in line with the Committee's prior resolution, a nomination listing had been submitted to the Local Planning Authority (Forest of Dean District Council) in respect of Lydney & District Hospital, the Library, Lydney Leisure Centre, the Methodist Chapel and the Victoria Centre.

It was noted that Officers at Forest of Dean District Council were in the process of contacting the owners of the buildings and would submit a report for consideration by Cabinet. The CEO was requested to contact the Officers following the Cabinet meeting to establish the outcome of Cabinet's deliberations.

Action by – the CEO

11. BELLWAY HOMES

Prior to the meeting Members were provided with a copy of the e-mail which had been received from Mr B Evans, Development Co-ordinator, Bellway Homes, enquiring if the Council wished to take ownership/manage the attenuation pond approved under Planning Application P0835/17/APP – Land Between Lydney Bypass and Highfield Road, Highfield Road, Lydney, provided the Developer paid a reasonable sum.

It was **proposed by Cllr Pearman, seconded by Cllr Harris**, that the Town Council would not, even if the Developer paid a reasonable commuted sum, accept ownership and maintenance responsibility of the attenuation pond. Unanimous. Members also expressed their desire that the Developer ensures that there is an ongoing maintenance schedule for the attenuation pond, and for the Town Council to be provided with a copy.

Action by – the CEO

12. PLANNING APPLICATIONS

P0110/18/DISCON - Persimmon Homes (East Wales) Ltd, Land East of Par Four Lane, Lydney

Discharge of Conditions 33 (Ecological Design Strategy and Landscape and Ecology Management Plan), 35 (Disturbance on the Severn Estuary) and 09 (Bird and Bat Boxes) of planning permission P1881/15/FUL

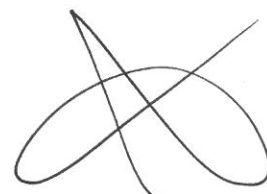
Noted - no objection

P1455/18/FUL – Mrs K Uddin, Country Meat Butchers, 25A Newerne Street, Lydney
Change of use from butchers shop (A1) to a hot food takeaway (A5) and associated works

Objection. Council are concerned that no provision has been made in respect of parking for those wishing to patronise the establishment. Lydney Town Council are therefore concerned that vehicles will stop directly outside the premises and block the highway at this point. We therefore request that the Local Planning Authority seek the considered view of Gloucestershire Highways.

P1539/18/FUL – Bilbo Pet Spa Limited, Unit 1 & 2 The Marina, Harbour Road, Lydney
Change of use from dance studio to canine hydrotherapy, grooming and day care units with associated parking. (Retrospective)

No objection



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P0113/18/DISCON – Persimmon Homes (East Wales) Ltd, Land East of Par Four Lane, Lydney

Discharge of Conditions 14 (Land Contamination) and 30 (Archaeological investigation) of Planning Permission P1881/15/FUL

Noted - no objection

P0115/18/DISCON – Persimmon Homes (East Wales) Ltd, Land East of Par Four Lane, Lydney

Discharge of conditions 03 (external facing materials), 22 (construction method statement) and 29 (phasing plan) of planning permission P1881/15/FUL

Noted - no objection

P0112/18/DISCON – Allaston Developments Ltd, Land off Driffield Road and Allaston Road, Court Road, Lydney

Discharge of Conditions 6 (site levels), 7 (Foul water drainage), 8 (Surface water drainage), 9 (Parking and manoeuvring), 12 (Footways/cycleway), 13 (Street management), 14 (Fire hydrants), 15 (Construction Method Statement), 20 (Archaeological works), 21 (Protected species method statement), 22 (Bat method statement), 24 (Landscape and ecological management plan) and 25 (Vegetation removal statement) for phase A only (as approved through P0043/18/DISCON) of planning permission P1284/13/OUT (allowed on appeal 2218921RD).

Noted - no objection

P1591/18/APP – Allaston Developments Ltd, Land off Driffield Road and Allaston Road, Court Road, Lydney

Approval of Reserved Matters following outline permission P1284/13/OUT for the erection of 200 dwellings including 20 serviced self-build plots and up to 37 retirement apartments, affordable housing, community building (up to 186sq m) comprising flexible A1/D2 ancillary space, new public open space and new access roads being approved through appeal APP/P1615/A/14/2218921RD) of Phase A only (approved through P0043/18/DISCON) for 19 residential units

Noted - no objection

P1668/18/FUL – Mr P Deighton, Purlieu Farm, The Purlieu, Blakeney

Construction of earth walled/banked slurry lagoon and erection of security fence

No objection

P0118/18/DISCON – Persimmon Homes (East Wales) Ltd, Land East of Par Four Lane, Lydney

Discharge of Condition 21 (Travel Plan) of planning permission P1881/15/FUL

Noted - no objection

P1655/18/OUT – Mr R Johnson, Land at, The Croft, Allaston Road, Lydney

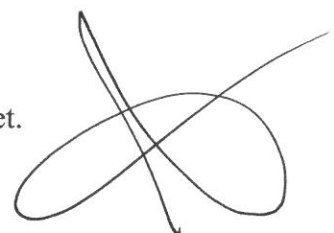
Outline application for 4 dwellings with ancillary works involving use of the existing access (some matters reserved).

No objection

P1584/18/COU – Mr R Foot, Perivale, New Mills, Lydney

Change of use of existing detached office/garage to create a holiday let.

No objection



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P0122/18/DISCON – Edenstone Homes, Land Adjacent to Highfield Road, Lydney
Discharge of Condition 26 (Landscaping) of planning permission P0108/17/FUL
Noted - no objection

P1726/18/COU – Mr & Mrs R Biddle, Cliff Farm, Naas Lane, Lydney
Change of use of annexe accommodation to rented residential accommodation separate from main dwelling
No objection

P1663/18/FUL – Mr C Haywood, 16 Bathurst Park Road, Lydney
Erection of a single storey extension with associated works
No objection

P1288/18/OUT - Mrs S Harrison, 91 Primrose Hill, Lydney
Outline application for the erection of a 4 bedroom detached dwelling involving use of the existing access. Erection of a new detached garage and new vehicular access for 91 Primrose Hill
REVISED PLANS
No objection

13. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P1017/18/DISCON – Land adjacent to Highfield Road, Lydney
Granted Permission – Discharge of condition 17 (noise mitigation) of planning permission P0108/17/FUL

P1336/18/LD2 – 10 Almond Walk, Lydney
LDC Issued – Application under Section 192 to establish whether the dropping of a kerb requires planning permission.

P1421/18/FUL – 1 Old Dam Road, Oldcroft, Lydney
Granted Permission – Erection of a single storey extension to provide bathroom and day room.

P1391/18/FUL – 40 Forest Road, Lydney
Granted Permission – Creation of car parking area and dropped kerb.

P1300/18/FUL – 11 Berkeley Crescent, Lydney
Granted Permission – Erection of a two storey rear extension, a single storey rear extension, a front dormer extension and a front porch.

P0073/18/DISCON – Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney
Granted Permission – Discharge of Condition 25 (Fire Hydrants) of planning permission P0361/15/OUT.

P1727/18/LD2 – 19 Greenways, Lydney
LDC Issued – Application under Section 192 to establish whether a dropped kerb and associated works required planning permission.

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14. **OAKDALE**

Cllr Preest read out an e-mail which he had sent the CEO recording the Council's frustration and concern over a Developer's (MMC) failure to honour the obligations placed on them through the Planning Consent for the site which had resulted in the development being detached from the Town. Members were informed that the CEO had forwarded Cllr Preest's e-mail to Mr B Holmes of MMC.

Cllr Preest provided Members with an overview of the issues which were still being experienced at the site. Members were informed by Cllr Preest that Cllr Vaughan had attended the meeting as she had received complaints that the new developer for the Phase 2 site (Persimmon Homes) had blocked up an unofficial footpath which had been created by residents, the use of which had been permitted by MMC to enable school children to conveniently walk to school, rather than face a 30 minute detour. Cllr Vaughan highlighted that MMC had still not provided funding for a bus link which was adding to the feeling of social isolation for residents.

After a short discussion it was agreed that the CEO would contact Persimmon Homes to ascertain if they would be willing to re-open the unofficial footpath. Furthermore, to enquire if the Developer still intended to create a large swale behind a bungalow and to confirm that rainwater from the development would not be directed towards the Lakeside Avenue Culvert at the rear of 115 Lakeside Avenue.

Action by – the CEO

15. **PLANNING CORRESPONDENCE**

None.

16. **COUNCILLORS REPORTS**

Cllr Christodoulides reported that the traffic lights at the top of Highfield Road were stuck on red. Cllr Preest confirmed that Gloucestershire County Council were aware of the issue which had been caused though a contractor digging up the new road; said Authority were in the process of resolving the matter.

Responding to a question which had been raised by Cllr Ives, the CEO informed Members that no date had yet been agreed for the trial of a mobile CCTV system for the Town.

17. **MEETING DATES**

Members noted that the next scheduled meeting of the Planning and Highways Committee would take place on 10 December 2018.

The meeting closed at 6.56 pm.

Chairman

Date 10¹² / 18